



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 24, 2017 – REGULAR EVENING MEETING	REPORT:	17-44
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-24-0074
SUBJECT:	REZONING AND COMMUNITY PLAN AMENDMENT APPLICATION NO. 100134 AND DEVELOPMENT PERMIT APPLICATION NO. 100833 (HUDSON AND SINGER HOMES LTD. / 7846 AND 7858 - 208 STREET)		

PROPOSAL:

Application to amend the Yorkson Neighbourhood Plan and to rezone a 0.65 ha (1.6 ac) site located at 7846 and 7858 - 208 Street to Comprehensive Development Zone CD-114, and to issue a Development Permit to facilitate a comprehensive residential development consisting of 152 units in two (2) six (6) storey apartment buildings.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5274 and 5275, subject to ten (10) development prerequisites being completed prior to final reading, issuance of Development Permit No. 100833 subject to five (5) conditions, noting three (3) building permit conditions, and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

Staff are supportive of the development proposal as it is consistent with the overall objectives of the Yorkson Neighbourhood Plan.



RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1988 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Hudson and Singer Homes Ltd.) Bylaw 2017 No. 5274 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hudson and Singer Homes Ltd.) Bylaw 2017 No. 5275 rezoning a 0.65 hectare (1.6 acre) site located at 7846 and 7858 - 208 Street to Comprehensive Development Zone CD-114 to facilitate development of 152 units in two (2) six (6) storey apartment buildings, subject to the following development prerequisites being satisfied prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw and Yorkson Engineering Services Plan, to the acceptance of the Township;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
3. Provision of road dedications, widenings, and necessary traffic improvements to the acceptance of the Township, including dedication of the east half of 208 Street (including greenway) and the south half of 78B Avenue along the effective frontages of the site in accordance with the Township's Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan;
4. Dedication and construction of a 4.5 metre wide street greenway on the east side of 208 Street to the acceptance of the Township;
5. Provision of final off-site landscape design plans including sidewalk alignment, fencing, signage, landscaping details and security to the acceptance of the Township;
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
7. Completion of a lot consolidation of the two parent parcels;
8. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting access from the site to 208 Street and prohibiting parking on 208 Street;
 - b. Identifying the 16 units required to comply with Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
9. Compliance with the requirements of the Yorkson Greenway Amenity Zoning Policy; including payment of applicable Yorkson amenity fee;
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1988 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Hudson and Singer Homes Ltd.) Bylaw 2017 No. 5274 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, and with the consultation requirements of Official Community Plan Consultation Policy (07-621);

That Council, at time of final reading of Bylaw No. 5275 authorize the issuance of Development Permit No. 100833 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "H";
- b. Landscape plans being in substantial compliance with Schedules "I" through "L", and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
- c. All signage being in substantial compliance with Schedules "D" and "F" and the Township's Sign Bylaw,
- d. All refuse areas to be located in the underground parkade;
- e. All rooftop mechanical equipment to be centrally located on the roof and screened in substantial compliance with Schedule "M".

Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. Payment of supplemental Development Permit application fees, Development Cost Charges, and Building Permit Administration Fees;
- b. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- c. Landscaping and boulevard treatment being secured by letter of credit; and further

That Council authorize staff to schedule the required public hearing for the Neighbourhood Plan amendment and Rezoning Bylaws in conjunction with the hearing for proposed Development Permit No. 100833.

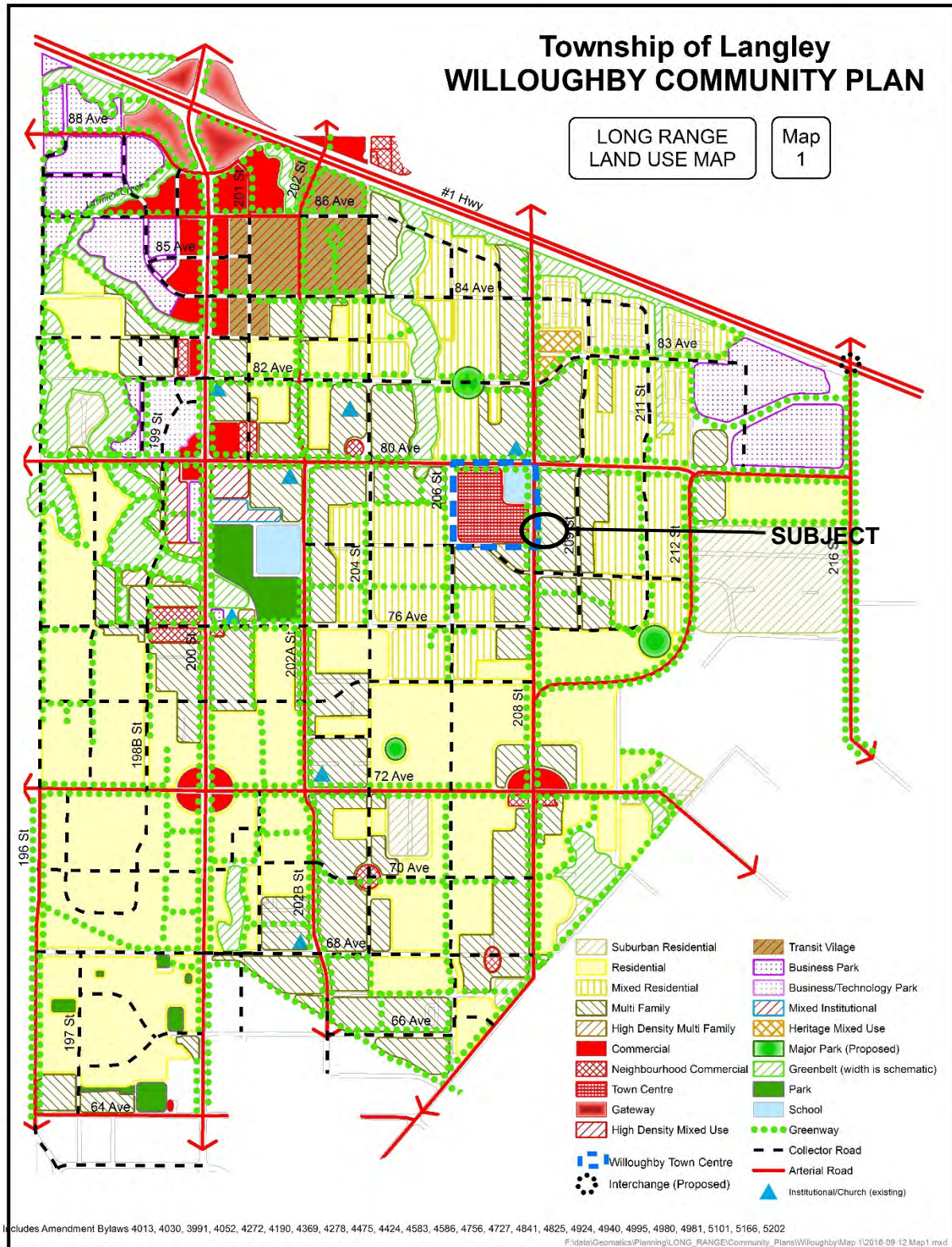
EXECUTIVE SUMMARY:

Tridecca Project Management Inc. has applied on behalf of Hudson and Singer Homes Ltd. to amend the Yorkson Neighbourhood Plan (Yorkson NP) and rezone a 0.65 ha (1.6 ac) site located at 7846 and 7858 - 208 Street to Comprehensive Development Zone CD-114 to facilitate development of 152 units in two (2) six (6) storey apartment buildings. The proposal requires an amendment to the Yorkson NP to increase the permitted density to 235 uph (95 upa) which will allow an additional 25 units on the subject site. An amendment to the Yorkson NP is also required to accommodate the proposed six (6) storey apartment building height. A Development Permit for the site is being processed in conjunction with the rezoning application to provide Council with the opportunity to review the form, character and siting of the development. Additional details are contained in the attached materials.

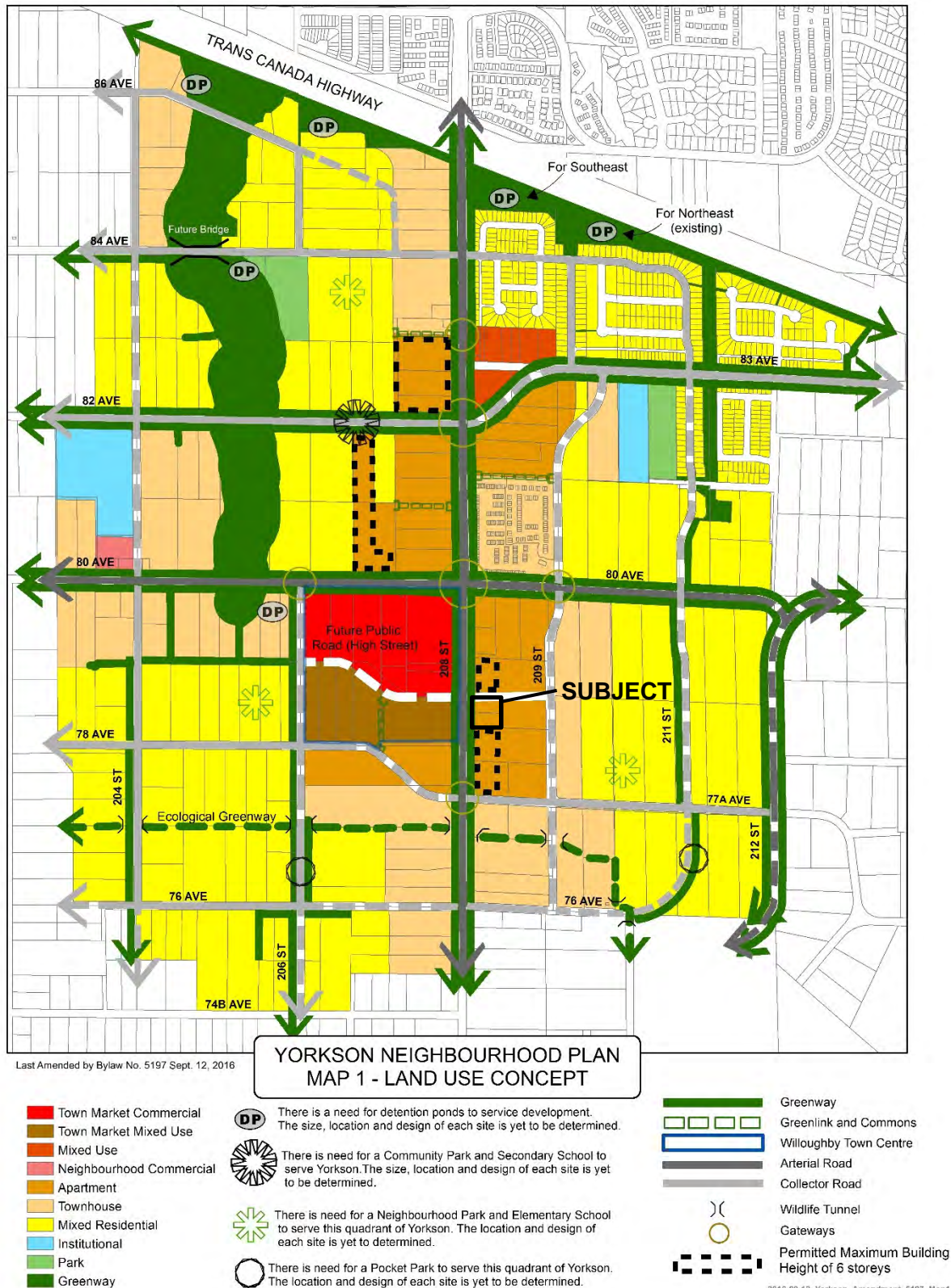
The proposal is consistent with the overall objectives of the Yorkson NP. Staff recommend that Council consider the Yorkson NP amendment and rezoning request, subject to the completion of ten (10) development prerequisites, and issue Development Permit No. 100833 at time of final reading, subject to five (5) conditions and noting three (3) additional conditions to be completed prior to issuance of a building permit.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Yorkson Neighbourhood Plan Amendment Bylaw No. 5274, Rezoning Bylaw No. 5275 and Development Permit 100833.



REZONING AND COMMUNITY PLAN AMENDMENT APPLICATION NO. 100134
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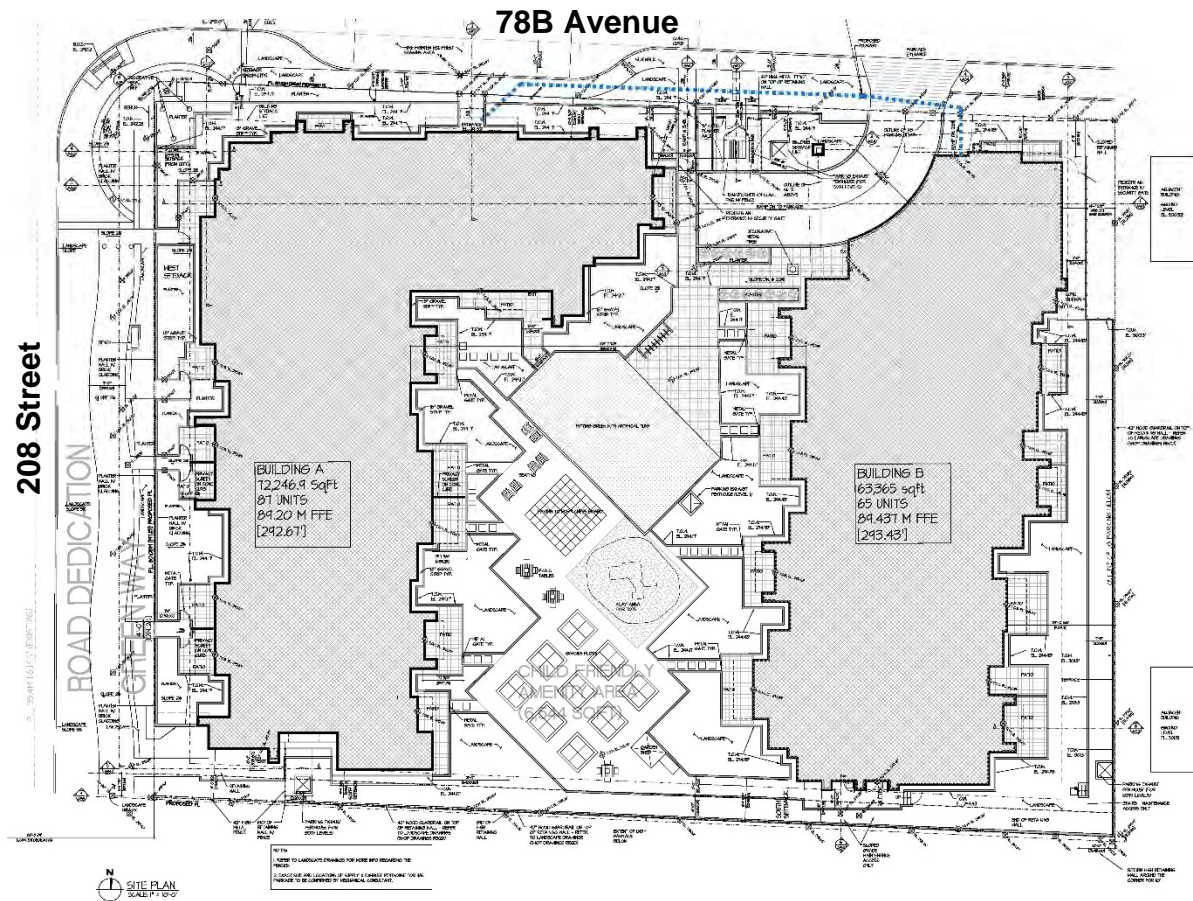


REZONING AND COMMUNITY PLAN AMENDMENT APPLICATION NO. 100134
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ZONING BYLAW NO. 2500

REZONING AND COMMUNITY PLAN AMENDMENT APPLICATION NO. 100134
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SITE PLAN: Submitted by Applicant



REZONING AND COMMUNITY PLAN AMENDMENT APPLICATION NO. 100134
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VIEW OF BUILDING A & B FROM INTERSECTION OF 78B AVE. AND 208TH ST.



VIEW OF BUILDING B FROM 78B AVENUE

**RENDERINGS
(SUBMITTED BY APPLICANT)**

REFERENCE:

Owner:	Hudson and Singer Homes Ltd. 301 – 207 Hastings Street W. Vancouver, BC V6B 1H7
Agent:	Tridecca Project Management Inc. 301 – 207 Hastings Street W. Vancouver, BC V6B 1H7
Legal Description:	N1/2 PCL A (EXPL PL 9669) Lot 4 Section 24 Township 8 New Westminster District Plan 1578 PCL 1 (404082E) OF PCL A (EXPL PL 9669) Lot 4 Section 24 Township 8 New Westminster District Plan 1578
Location :	7858 and 7846 - 208 Street
Area:	0.64 ha (1.6 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-114
Willoughby Community Plan:	Multi-Family
Yorkson Neighbourhood Plan:	Apartment (99 to 198 units/ha; 40 to 80 units/ac) 4 storey height limit

DISCUSSION/ANALYSIS:

The subject site consists of two (2) lots zoned Suburban Residential SR-2 located at 7846 and 7858 - 208 Street in the Southeast Phase of the Yorkson Neighbourhood Plan (Yorkson NP). The subject site is designated "Apartment" in the Yorkson NP, permitting development of apartment buildings of up to four (4) storeys in height, within a permitted density range from a minimum of 99 units per hectare (40 units per acre) to a maximum of 198 units per hectare (80 units per acre). The Yorkson NP requires a greenway to be constructed along 208 Street and also identifies a requirement for a new road (78B Avenue) along the northern edge of the site connecting 208 Street to 209 Street.

The proponent has applied to rezone the 0.65 ha (1.6 ac) site to facilitate development of 152 units in two (2) six (6) storey apartment buildings. To accommodate the development, the proponent has applied for an amendment to the Yorkson NP (concerning maximum density and maximum permitted height), to rezone the site to a new Comprehensive Development Zone (CD-114) and for issuance of a Development Permit for the site.

Surrounding land uses include:

- North: 78B Avenue beyond which are properties recently rezoned to Comprehensive Development Zone CD-109 to allow development of a six (6) storey apartment building and townhouses, designated for "Apartment" uses in the Yorkson NP;
- South: Properties zoned Comprehensive Development Zone CD-93, the townhouse portion of which (the Exchange) is built and occupied, the apartment portion of which is under application to increase the building height to six (6) storeys and the number of units by 25, designated for "Apartment" uses in the Yorkson NP;

- East: The townhouse portion of properties recently rezoned to Comprehensive Development Zone CD-109, designated for “Apartment” uses in the Yorkson NP;
- West: 208 Street, beyond which is the Willoughby Town Centre (zoned CD-89), designated for “Town Market Commercial” and “Town Market Mixed Use” purposes in the Yorkson NP.

Yorkson Neighbourhood Plan Amendment:

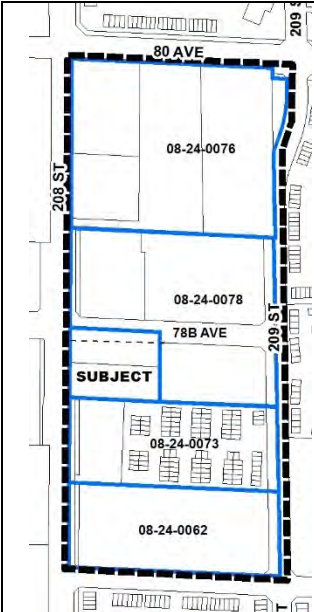
The subject property is designated “Multi Family” in the Willoughby Community Plan, which allows for apartment buildings of up to six (6) storeys in height as well as townhouses.

The “Apartment” designation in the Yorkson NP allows development of apartment buildings up to four (4) storeys in height with a required density range of 99 units per hectare (40 units per acre) to 198 units per hectare (80 units per acre). The “Apartment” land use designation also allows townhouses. “Table 4.1 – Residential Housing Mix and Densities” also states:

“The maximum height of an apartment building may be increased to 6 storeys where specifically permitted on Map 1”.

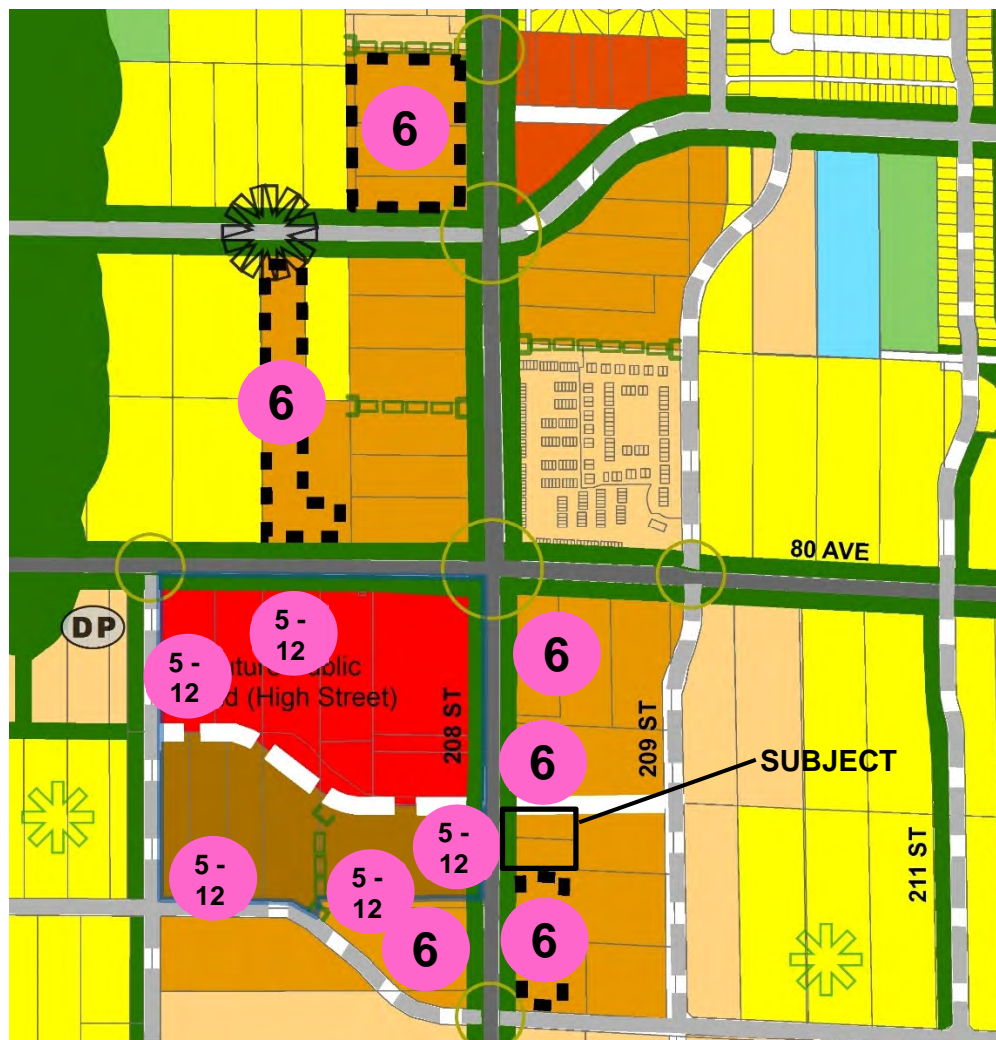
The “Apartment” land use designation applies to lands from 77A Avenue to 80 Avenue and from 208 Street to 209 Street (approximate area of 10.9 ha / 26.9 ac). The subject site is the last property to request rezoning in this block. Currently, 1,080 units have been considered by Council in this block. The addition of the subject 152 units raises the total number of units for the block to 1,232 units and results in an approximate gross density for the block of 113 units per hectare (45 units per acre). The density range provided for in the Yorkson NP would allow development of approximately 1,076 units at the minimum of 99 units per hectare (40 units per acre) to 2,152 at the maximum of 198 units per hectare (80 units per acre). The addition of the units in the current proposal to the overall block maintains a density for the overall block at the lower end of the density range allowed for in the Yorkson NP.

Typically, developments in this block have proposed a mix of apartment and townhouse building forms and achieved gross overall densities closer to the minimum required density in the Yorkson NP as outlined in the following table.

	Project	Overall Gross Density	Apartment Net Density	Townhouse Net Density
	08-24-0062 Suncor Capital 184 units	101 uph (41 upa)	234 uph (94 upa)	72 uph (29 upa)
	08-24-0073 (Hayer/the Exchange) 181 units	99 uph (40 upa)	216 uph (87 upa)	78 uph (31 upa)
	08-24-0076 Poets Wynd 406 units	121 uph (49 upa)	296 uph (120 upa)	62.5 uph (25 upa)
	08-24-0078 Willoughby Walk 309 units	203 uph (41 upa)	330 uph (133 upa)	68 uph (27 upa)
	08-24-0074 Hudson & Singer	235 uph (95 upa)	309 uph (125 upa)	n/a

On a site-by-site basis, the specific density of the apartment portion of a typical development in this block exceeds the maximum density range specified in the Yorkson NP. The subject development site is the smallest individual site in the overall block and the proposal does not include a townhouse component. As shown in the table above, staff note that the proposed density is within the range of the net densities of the other apartment buildings in the block. The proposed density for the subject site is 235 units per hectare (95 units per acre) which accommodates an additional 25 units on the subject site over the permitted gross density in the Yorkson NP. As a result, an amendment to the Yorkson NP is required to accommodate the proposed density.

An amendment to the Yorkson NP is also required to accommodate the proposed six (6) storey apartment building height. Staff note that building heights of up to six (6) storeys have been accommodated in the area as shown on the excerpt from the Yorkson NP Land Use Plan below. In addition, the Yorkson NP accommodates building heights ranging from five (5) to twelve (12) storeys in the "Town Market Commercial" and "Town Market Mixed Use" designations at the Willoughby Town Centre west of the subject site as shown on the excerpt from the Yorkson NP Land Use Plan below. These building heights have been accommodated in the CD-89(E), CD-89(F), CD-89(G), CD-89(H) and CD-89(I) zones granted approval as part the QC Holdings project in 2011 and a recent Development Permit approved by Council for Yorkson South Developments Ltd. which accommodates two (2) six (6) storey buildings on the lot zoned CD-89(H).



The applicant has provided the following rationale (see Attachment C) in support of the proposed amendments:

“Typically, density, walkability and access to public transit were only associated with big cities, but as the urban fabric of the suburbs are changing and growing, so too must the surrounding areas. Willoughby is an up and coming new node in the Township of Langley and is developing into its own “downtown city”. As such, when the planning guidelines for the Willoughby Community Plan were originally written, no one expected the explosion of population demand for housing in this new area, thus the original guidelines were written conservatively to allow a maximum of 4 storeys and a density of 80 upa on the sites surrounding the new Willoughby Town Centre, along 208th Street. Fast forward to the current day and we see that the demand is far outweighing the supply planned for in this area. The proximity and accessibility to key amenities: schools, recreation centers, shopping offices and park and ride, creates a high demand for this strategic location. Thus, in order to provide for the community that is moving into this new node, we are requesting an increase in height from 4 to 6 storeys and an increase in density from 80 upa to 95 upa. We have been able to create on the 6th floor a unique housing format of large 2 bedroom + den apartment suites with large outdoor patios. With relation to the surrounding sites along 208th Street, this property is a prominent corner location, directly across from the Town Centre.

The lot directly to the north 7822 208th, has one large 6 storey apartment building of approx. 69.5 feet in height and the lot directly south, 7750 208th also has one large apartment building that is going for a rezoning to 6 storeys and approx. 69 feet in height. In keeping with the guidelines of the Willoughby Community Plan of having the buildings designed to integrate and complement adjacent developments, the buildings we are proposing are both 6 storeys, with a maximum height of 63.5 feet.”

Staff also notes that although the overall building height is six (6) storeys, the site is lower than adjacent sites to the east and south. The applicant has considered the effect of the proposed height increase on the adjacent townhouse developments and notes the following in the design rationale with supporting drawings (Attachment C):

“We had a drone go to the site to the south and take photographs from the 3rd floor roof patio height of the townhouses to the south, facing north and northwest, as indicated on the View Analysis plan and section. What the photos show is that when a 4 storey building with angled roof at 49’2 1/2”, which is the max height allowed in the Willoughby Community Plan, is located on the site the view is blocked and only sky is remaining. Thus the buildings we propose at 63.5 feet will only block a small portion of sky. We have lowered building A 3.6 feet and building B 2.83 feet.”

“There is no shadow onto the property to the north and only minimal shadow onto the property to the east at 3pm in September and December that would impact approximately 4 of the 44 units on the site. In an effort to be a good neighbor and to mitigate the height difference between this site and the site to the east, Building B has been set into the ground by 7 feet, thus reducing the height difference between the 2 properties by almost an entire storey. To soften the 7 foot difference, we have proposed a series of landscape terraces for the residences.”

Bylaw No. 5274 proposes to amend the Yorkson NP by adding site specific language to permit the proposed density to Table 4.1 – Residential Housing Mix and Densities and by amending Map 1 - Land Use Concept to include the subject property in the area identified as permitting a maximum building height of six (6) storeys.

Official Community Plan Consultation Policy:

In accordance with the Official Community Plan Consultation Policy (07-621), the Langley School District was consulted during the early stages and throughout the Official Community Plan (OCP) amendment application process. The School District did not express any concerns regarding the proposed amendments. Staff recommends that Council consider the consultation completed consistent with the requirements of the Official Community Plan Consultation Policy (07-621).

The Official Community Plan Consultation Policy also requires Council to consider the OCP amendment in conjunction with the financial plan and any applicable waste management plan. Staff recommends that Council consider the proposed OCP amendment consistent with the Township's financial plans (both operating and capital) and Metro Vancouver's waste management plans as the plans anticipate development in the Willoughby Community Plan area.

In accordance with the Developer Held Public Information Meetings Policy 07-164 the applicant conducted a public information meeting on November 29, 2016 to present the proposal to the neighbours. Eight (8) people signed in to the meeting and four (4) written submissions were received. A summary of the meeting is presented in Attachment D.

Density:

The subject site is designated 'Apartment' in the Yorkson NP, permitting a density ranging from a minimum of 99 units per ha (40 units per acre) to a maximum of 198 units per ha (80 units per acre). The proposal exceeds the density requirements of the Yorkson NP. As a result, an amendment to the Yorkson NP is a component of the application as described previously. The gross density for the project is 235 units per hectare (95 units per acre). After the road and greenway dedications are removed from the lot area, the net density for the project is 309 units per hectare (125 units per acre).

Zoning Amendment:

The subject site is currently zoned Suburban Residential SR-2. Bylaw No. 5275 proposes to create a site specific Comprehensive Development CD-114 zone to accommodate the proposed development. The proposed CD-114 zone will allow the apartment buildings with the proposed number of units on the site being rezoned, with specific reference to the applicant's site plan to indicate the siting and height of the proposed structures.

The project complies with the provisions of the site's proposed CD-114 zoning in terms of siting, site coverage, parking, height, use and density.

Development Permit:

In accordance with Council's policy, supporting materials have been submitted detailing the proposed development's form, character and siting. Development Permit guidelines relevant to the site are contained in the Willoughby Community Plan (see Attachment B). Proposed Development Permit No. 100833 is attached to this report (see Attachment A). The proponent's design rationale is included as Attachment C.

The two (2) proposed six (6) storey apartment building contain 152 units including 1 bedroom unit types (45 – 68m² / 488 - 737 ft²), 1 bedroom plus den unit types (58 – 64 m² / 633 – 693 ft²), 2 bedroom unit types (70 – 101m² / 750 - 1083 ft²), and 2 bedroom plus den unit types (91 – 122 m² / 978 - 1312 ft²). The L-shaped Building A and the rectangular Building B have lobbies oriented to 78B Avenue and are positioned on the site to enclose a common outdoor amenity space in between the two buildings. Building A provides an amenity room for use by residents in both buildings with direct access to the outdoor amenity space. The units that front 208 Street in Building A are provided direct access to the 208 Street greenway. Access to the underground parkade is provided from 78B Avenue. No surface parking is proposed for the development.

A corner feature incorporating seating, landscaping and art is proposed at the corner of 208 Street and 78B Avenue. The art proposed is three (3) lit white metal trees which serve to highlight the intersection and provide a unique identity for the development. The art is located on private property. In combination with the building, these elements help to achieve a landmark design at the intersection.

The building is clad in a variety of materials and colours including two colours of artificial wood siding (hardie siding), white hardie panels and metal accents (grey, white and green). The base colour and materials are consistent with the current architectural trends in the neighbourhood distinguished from the other buildings by the green accent. The upper floor of both buildings is clad in glass and setback from the lower floors of the building serving to reduce the perceived height of both buildings. Rooftop mechanical equipment will be centrally located on the roof and enclosed limiting its visibility from adjacent streets and sites.

The subject site slopes down from the southeast corner to the intersection of 208 Street and 78B Avenue. The applicant has placed the buildings lower than adjacent developments to the south and east and higher than 208 Street and 78B Avenue. By splitting the grading, the applicant has achieved a perceived reduction in height of Building B in relation to the adjacent townhouse units and retention at the 208 Street greenway and 78B Avenue that is low enough to create a comfortable pedestrian environment. The on-site grading is softened with terraced landscaping and retaining walls.

The proposed building heights (6 storeys), site coverage (43.1%) and building siting comply with the provisions of the Comprehensive Development CD-114 zone. The development, in staff's opinion, complies with the intent of the Yorkson NP and with the Development Permit guidelines for the area (Attachment B).

Adaptable Housing:

In accordance with Section 4.2.1(9) of the Yorkson NP a minimum of 10% of apartment units in any residential development shall provide adaptable housing. Council has implemented this provision through the adoption and implementation of Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan. The applicant has designed the building and parking to provide sixteen (16) adaptable apartment units in keeping with the requirements of the Yorkson NP. The adaptable units will be secured by restrictive covenant prior to final reading.

School Sites:

School District 35 has provided comments (Attachment E) and anticipates that the overall development will generate approximately 12 new students for Richard Bulpitt Elementary (located approximately 350 metres southeast of the site), five (5) new students for Yorkson Creek Middle School (located approximately 1.4 km northwest of the site) and eight (8) new students for RE Mountain Secondary School (located approximately 1.5 km west of the site).

Park Sites:

The closest park site to the proposed development is the new neighbourhood park adjacent to Richard Bulpitt School located approximately 350 metres to the southeast of the subject site. Additional playing fields and playground equipment currently exist at nearby Lynn Fripps and Willoughby Elementary Schools.

Greenways:

As part of the project, the applicant will be required to dedicate and construct a 4.5m wide street greenway (including a pathway and landscaping) along 208 Street as identified in the Yorkson NP.

Details of the open space improvements are required to be finalized to the acceptance of the Township prior to final reading of the rezoning bylaw. As a condition of final reading the proponent is required to transfer the greenway dedication to the Township and secure its construction as part of a Servicing Agreement. The Yorkson NP implements an amenity charge collected on all developments within Yorkson. Prior to final reading, details with respect to payment and/or compensation must be finalized.

Tree Protection/ Replacement:

The Integrated Site Design Concept (ISDC) submitted by the applicant indicates that 22 significant trees exist on the subject site, none of which are proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), a total of 48 replacement trees are required to be planted. In addition, approximately eight (8) street trees and trees in greenways are expected along the road frontages (in compliance with the Township's Street Tree and Boulevard Plantings Policy). As the applicant is proposing to plant 52 trees on-site (including replacement trees) as part of the development, approximately 60 trees will be in place. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Age Friendly Amenity Areas:

The Township's Zoning Bylaw requires provision of 4 m² of Age Friendly Amenity Areas for each apartment unit, resulting in a total requirement of 608 m² (6,544 ft²) for this application. The landscape architect has incorporated active and passive amenity areas into the landscape plans to meet the requirement. The application proposes a central Age Friendly Amenity Area totaling 827 m² (8,902 ft²). The overall design of these features will be reviewed to the acceptance of the Township prior to issuance of a building permit.

Landscaping:

The landscape plans (Attachment A - Schedules I to L) propose extensive plantings of evergreen and deciduous trees, shrubs and groundcovers throughout the site to enhance the development and provide separation between public and private space. A low fence with gates to individual street fronting apartment units is proposed along the 208 Street frontages to define the private outdoor areas, with hard surface pathway connections between units and the public sidewalk. A feature area is proposed at the corner of 208 Street and 78B Avenue incorporating seating, paving details and art. The feature area coordinates base elements with the other three corners of the intersection but defines a unique identity for the subject site through the provision of art and white retaining walls. The patios on the buildings are designed to structurally support potted plants should the individual owners elect to install landscaping in the future. The surface level utilities such as PMT's, gas meters and parkade exhaust are screened with structural elements such as fencing and trellises and landscaping as per Schedule M.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Streamside Protection Bylaw, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter. There are no watercourses on the subject site.

Transit:

Translink is operating bus route 595 along 208 Street to connect the Carvolth Exchange Park and Ride to Langley Centre. The road layout of the overall Yorkson Neighbourhood has been designed to accommodate the provision of transit routes and bus stops have been constructed north and west of the site.

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement, stormwater management plan and utility upgrades and/or extensions to the acceptance of the Township. Road dedications, widening, and necessary traffic improvements for 208 Street and 78B Avenue will be required in accordance with the Subdivision and Development Servicing Bylaw and the Yorkson NP. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

Access and Parking:

Access to the site is proposed by driveway to the underground parkade from 78B Avenue. An emergency vehicle staging area is proposed on 78B Avenue. Pedestrian access will be provided from the greenway along 208 Street and a new sidewalk constructed along 78B Avenue.

In compliance with the Zoning Bylaw, 229 parking spaces are proposed for the apartment component of the development (all of which are located in a two-level underground parkade) as follows:

	Required Parking Spaces	Provided Parking Spaces
Apartment: 152 units @ 1.5 spaces per unit 10% of total = dedicated visitor	228 (of which 23 are dedicated visitor)	229 (of which 16 are adaptable and 23 are dedicated visitor)

Development Prerequisites:

Prior to final reading, the following items must be finalized:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw and Yorkson Engineering Services Plan, to the acceptance of the Township;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
3. Provision of road dedications, widenings, and necessary traffic improvements to the acceptance of the Township, including dedication of the east half of 208 Street (including greenway) and the south half of 78B Avenue along the effective frontages of the site in accordance with the Township's Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan;
4. Dedication and construction of a 4.5 metre wide street greenway on the east side of 208 Street to the acceptance of the Township;
5. Provision of final off-site landscape design plans including sidewalk alignment, fencing, signage, landscaping details and security to the acceptance of the Township;
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
7. Completion of a lot consolidation of the two parent parcels;
8. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting access from the site to 208 Street and prohibiting parking on 208 Street;
 - b. Identifying the 16 units required to comply with Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
9. Compliance with the requirements of the Yorkson Greenway Amenity Zoning Policy; including payment of applicable Yorkson amenity fee;
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

POLICY CONSIDERATIONS:

The proposed development is located in an area designated as “Multi Family” in the Willoughby Community Plan and “Apartment” in the Yorkson NP. The proposed development complies with the land use provisions of these plans. A neighbourhood plan amendment, however, is required to allow the proposed density (235 uph / 95 upa) and apartment building height (six storeys). The proposed development complies with the proposed Comprehensive Development Zone CD-114. In staff’s opinion, accompanying Development Permit No. 100833 complies with the Development Permit Area “B” Guidelines of the Willoughby Community Plan.

Staff supports the development proposal as it is consistent with the overall objectives of the Willoughby Community Plan and Yorkson NP. The proposed building height, massing and net density is comparable to that of other apartment buildings approved in the vicinity. Accordingly, staff recommend that Council give first and second reading to Bylaws No. 5274 and 5275 (subject to ten (10) development prerequisites), authorize issuance of the accompanying Development Permit No. 100833 (to be issued at time of final reading of the rezoning bylaw), and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Teresa Hanson
 SENIOR DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 100833
	SCHEDULE A Rendering
	SCHEDULE B Rendering
	SCHEDULE C Site Plan
	SCHEDULE D Building A – West and North Elevations
	SCHEDULE E Building A – East and South Elevations
	SCHEDULE F Building B – East and North Elevations
	SCHEDULE G Building B – West and South Elevations
	SCHEDULE H Colour and Materials
	SCHEDULE I Landscape Plan
	SCHEDULE J Shrub Plan
	SCHEDULE K Landscape Materials Plan
	SCHEDULE L Landscape Details Plan
	SCHEDULE M Rooftop Mechanical Equipment Location
ATTACHMENT B	Willoughby Community Plan Development Permit Guidelines
ATTACHMENT C	Design Rationale provided by Architect including View and Shadow Analysis Drawings
ATTACHMENT D	Public Open House Summary
ATTACHMENT E	School District Comments

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100833

This Permit is issued this _____ day of _____ 2017 to:

1. Name: Hudson and Singer Homes Ltd.

Address: 301 – 207 Hastings Street W.
Vancouver, BC V6B 1H7

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION: N1/2 PCL A (EXPL PL 9669) Lot 4 Section 24
Township 8 New Westminster District Plan 1578

PCL 1 (404082E) OF PCL A (EXPL PL 9669) Lot 4
Section 24 Township 8 New Westminster District Plan
1578

CIVIC ADDRESS: 7858 and 7846 - 208 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:
- a. Building plans being in substantial compliance with Schedules “A” through “H”;
 - b. Landscape plans being in substantial compliance with Schedules “I” through “L”, and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
 - c. All signage being in substantial compliance with Schedules “D” and “F” and the Township’s Sign Bylaw,
 - d. All refuse areas to be located in the underground parkade; and,
 - e. All rooftop mechanical equipment to be centrally located on the roof and screened in substantial compliance with Schedule “M”.

Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit the following items will need to be finalized:

- a. Payment of supplemental Development Permit application fees, Development Cost Charges, and Building Permit Administration Fees;
 - b. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township; and,
 - c. Landscaping and boulevard treatment being secured by letter of credit.
4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2017.

Attachments:

SCHEDULE A	Rendering
SCHEDULE B	Rendering
SCHEDULE C	Site Plan
SCHEDULE D	Building A – West and North Elevations
SCHEDULE E	Building A – East and South Elevations
SCHEDULE F	Building B – East and North Elevations
SCHEDULE G	Building B – West and South Elevations
SCHEDULE H	Colour and Materials
SCHEDULE I	Landscape Plan
SCHEDULE J	Shrub Plan
SCHEDULE K	Landscape Materials Plan
SCHEDULE L	Landscape Details Plan
SCHEDULE M	Rooftop Mechanical Equipment Location



VIEW OF BUILDING A & B FROM INTERSECTION OF 78B AVE. AND 208TH ST.

SCHEDULE A RENDERING

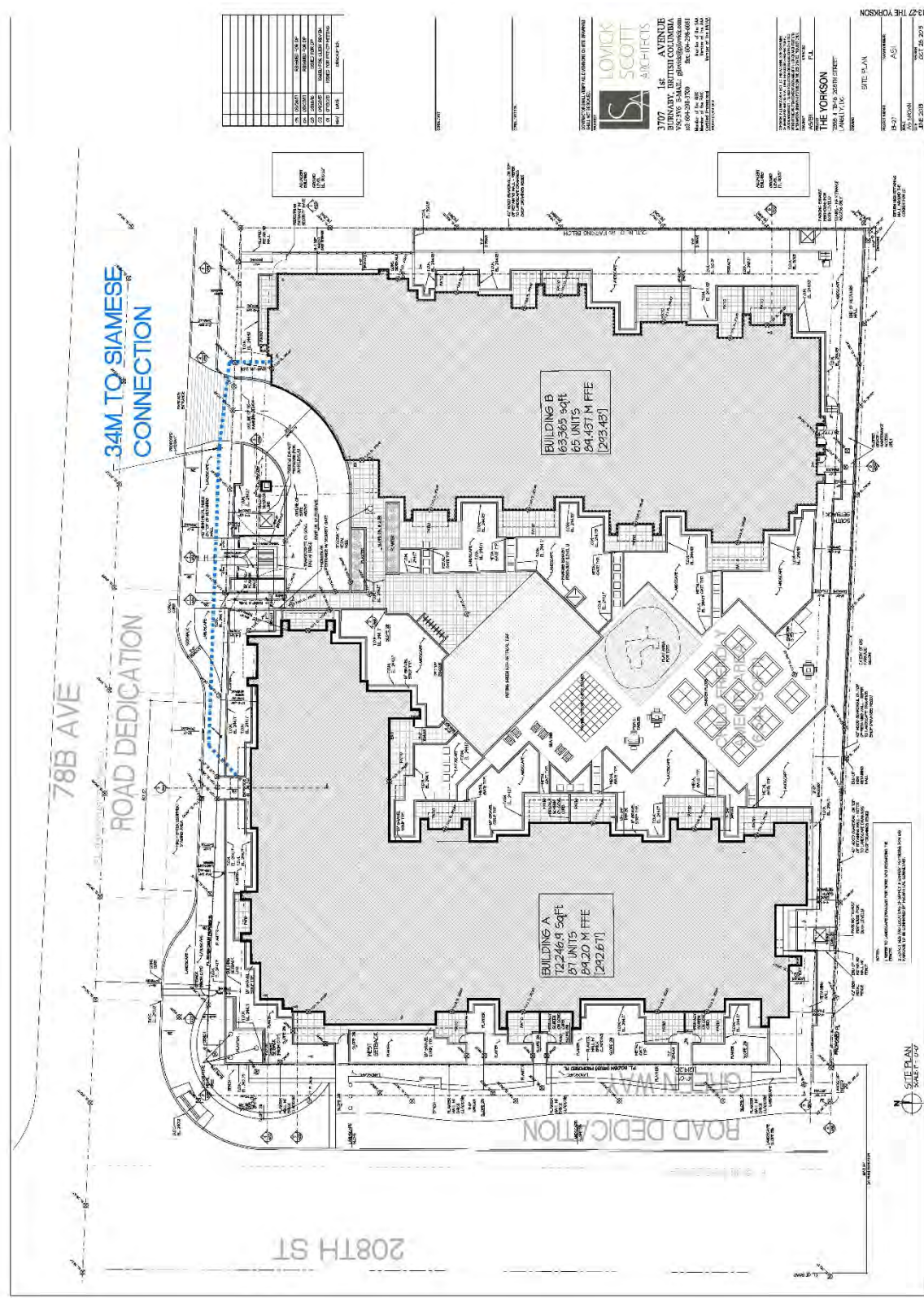


VIEW OF BUILDING B FROM 78B AVENUE

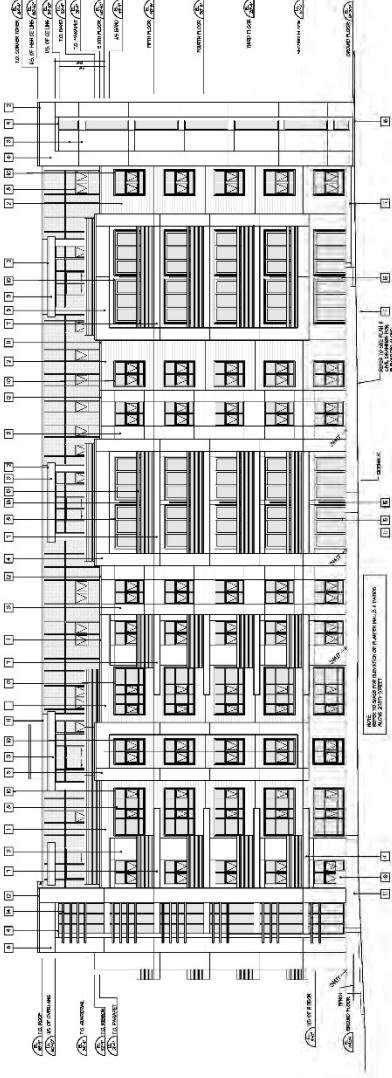
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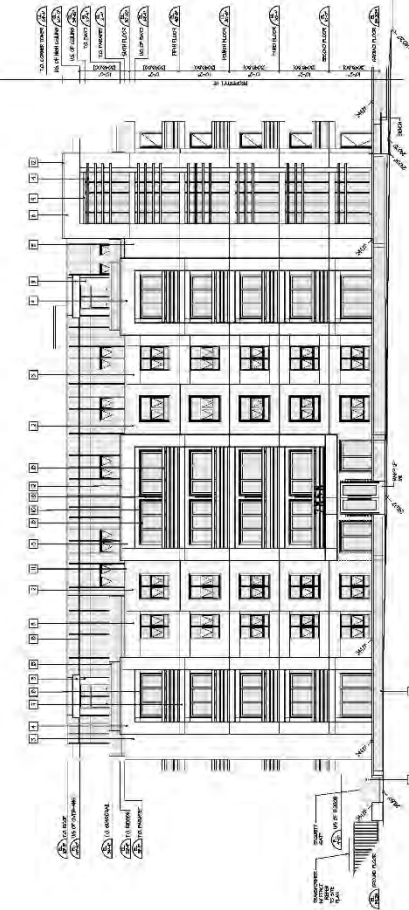
SCHEDULE C SITE PLAN



SCHEDULE D BUILDING A – WEST AND NORTH ELEVATIONS



WEST ELEVATION



NORTH ELEVATION

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LOWICK SCOTT
3707 1st AVENUE
BURNABY, BRITISH COLUMBIA
V5C 2S1
Tel: 604-298-2000
Fax: 604-298-6000
www.lowick-scott.com

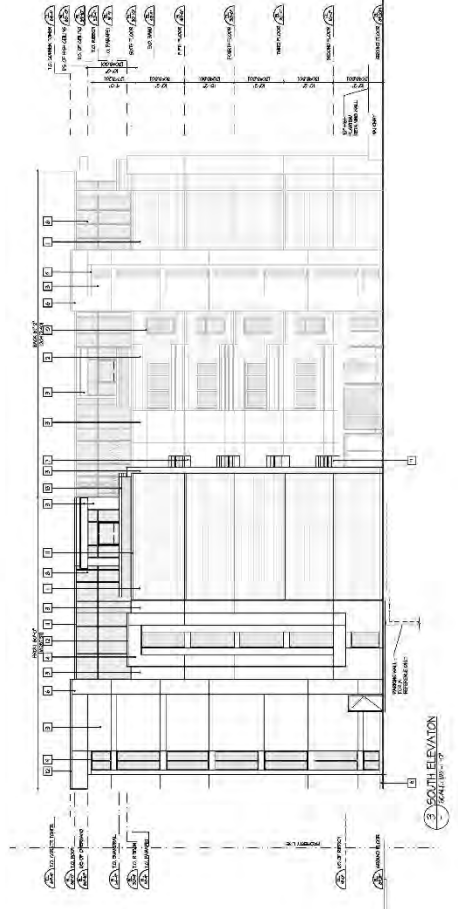
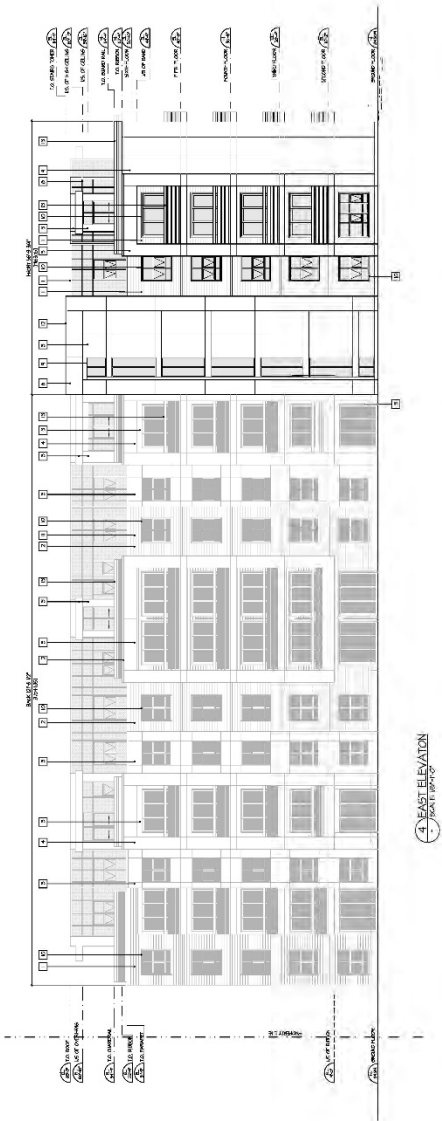
THE YORKSON
7000 17th Ave S, Suite 200
Edmonton, Alberta T6C 1S1
Tel: 780-443-1111
Fax: 780-443-1112
www.yorkson.ca

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BUILDING A – EAST AND SOUTH ELEVATIONS

SCHEDULE E



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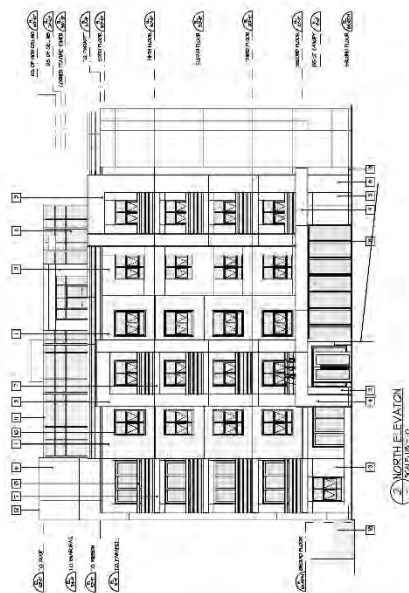
3777 13TH AVENUE
VANCOUVER, B.C. V6L 2Y1
TEL: 604-278-1100 FAX: 604-278-1101
WWW.LOWICKSCOTTARCHITECTS.COM

THE YORPSON
1005-1015 10TH STREET
VANCOUVER, B.C. V6L 2Y1
TEL: 604-278-1100 FAX: 604-278-1101
WWW.YORPSONARCHITECTS.COM

BUILDING A
EAST AND SOUTH ELEVATIONS

PROJECT NO. 1005-1015
DATE: 10/10/2018
DRAWN BY: J. YORPSON
CHECKED BY: J. YORPSON
SCALE: 1/8" = 1'-0"

Est. 1873

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COMPLETIST BAKERY & PASTRY CO. (SEE ADVERTISING)
MOA HOTEL & SPA

ARTISTES

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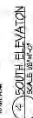
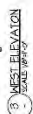
3707 1st AVENUE
BURNABY, BRITISH COLUMBIA
V5C 1Y6 E-MAIL: phoenix@phoenix.com
TEL: 604-298-3700 FAX: 604-298-3031

Member of the IFC
CINEMA NETWORK
CINEMA INTERNATIONAL

PHOENIX, ARIZONA, U.S.A.

PHOENIX, ARIZONA, U.S.A.

[illegible][illegible][illegible]



EXPENSES & LIABILITIES				NO. OF MONTHS			
TOTAL OF EXPENSES FOR YEAR IN ONE MONTH							
1. PERSONAL AUTO RENT	1	2. HOUSEHOLD RENT	1	3. FOOD	2	4. CLOTHING	1
5. MEDICAL	1	6. EDUCATION	1	7. TRAVEL	1	8. ENTERTAINMENT	1
9. UTILITIES	1	10. TAXES	1	11. HEALTH INSURANCE	1	12. LIFE INSURANCE	1
13. RETIREMENT	1	14. OTHER	1	15. TOTAL EXPENSES	1	16. TOTAL LIABILITIES	1
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173. TOTAL ASSETS	1	174. TOTAL NET WORTH	1	175. TOTAL LIABILITIES	1	176. TOTAL ASSETS	1
177. TOTAL NET WORTH	1	178. TOTAL LIABILITIES	1	179. TOTAL ASSETS	1	180. TOTAL NET WORTH	1
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189. TOTAL NET WORTH	1	190. TOTAL LIABILITIES	1	191. TOTAL ASSETS	1	192. TOTAL NET WORTH	1
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197. TOTAL ASSETS	1	198. TOTAL NET WORTH	1	199. TOTAL LIABILITIES	1	200. TOTAL ASSETS	1
201. TOTAL NET WORTH	1	202. TOTAL LIABILITIES	1	203. TOTAL ASSETS	1	204. TOTAL NET WORTH	1
205. TOTAL LIABILITIES	1	206. TOTAL ASSETS	1	207. TOTAL NET WORTH	1	208. TOTAL LIABILITIES	1
209. TOTAL ASSETS	1	210. TOTAL NET WORTH	1	211. TOTAL LIABILITIES	1	212. TOTAL ASSETS	1
213. TOTAL NET WORTH	1	214. TOTAL LIABILITIES	1	215. TOTAL ASSETS	1	216. TOTAL NET WORTH	1
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633. TOTAL NET							

EXACTS GAMES
NORTH DIVISION
(30 LINDA LUDWIG ADDRESS)
7858

EXACTS GAMES
NORTH DIVISION
(30 LINDA LUDWIG ADDRESS)
7846

[illegible]

[illegible]

DATE	11/15/2011	TIME	10:00 AM
PROJECT	THE YORKSON		
LOCATION	1000 1/2 B. BUILDING B EXTERIOR ELEVATIONS		
DATE	11/15/2011	TIME	10:00 AM
PROJECT	THE YORKSON		
LOCATION	1000 1/2 B. BUILDING B EXTERIOR ELEVATIONS		
DATE	11/15/2011	TIME	10:00 AM
PROJECT	THE YORKSON		
LOCATION	1000 1/2 B. BUILDING B EXTERIOR ELEVATIONS		

DATE	2/11/2011	TIME	1:13 PM
LOCATION	105-4404N	ALERT	ALO
DESCRIPTION	27	STATUS	UNOCCUPIED
REMARKS	ELEVATING EXTERIOR ELEVATING		



SCHEDULE H COLOUR AND MATERIALS



SCHEDULE I LANDSCAPE PLAN

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pmg
LANDSCAPE
ARCHITECTS
3040 CUBO - 405, 406 & 407 CUBO
P. 604-294-2011 F. 604-294-6022

SHEET

NO.	DATE	REVISION / DESCRIPTION	BY
1	2018-08-24	ISSUED FOR PERMIT	PMG
2	2018-08-24	ISSUED FOR PERMIT	PMG
3	2018-08-24	ISSUED FOR PERMIT	PMG
4	2018-08-24	ISSUED FOR PERMIT	PMG
5	2018-08-24	ISSUED FOR PERMIT	PMG
6	2018-08-24	ISSUED FOR PERMIT	PMG
7	2018-08-24	ISSUED FOR PERMIT	PMG
8	2018-08-24	ISSUED FOR PERMIT	PMG
9	2018-08-24	ISSUED FOR PERMIT	PMG
10	2018-08-24	ISSUED FOR PERMIT	PMG

PROJECT:
**153 UNIT
RESIDENTIAL DEV.
208TH ST. & 788 AVE.
LANGLEY B.C.**

TOL # 08-24-0074

**ON-SITE
LANDSCAPE PLAN**

DATE: 2018-08-24
SCALE: 1/8"=1'-0"
DRAWN: PMG
CHECKED: PMG
OF 8

15-085



HENDERSON PLAYSTEEL FIT - B300916RO (2-5)



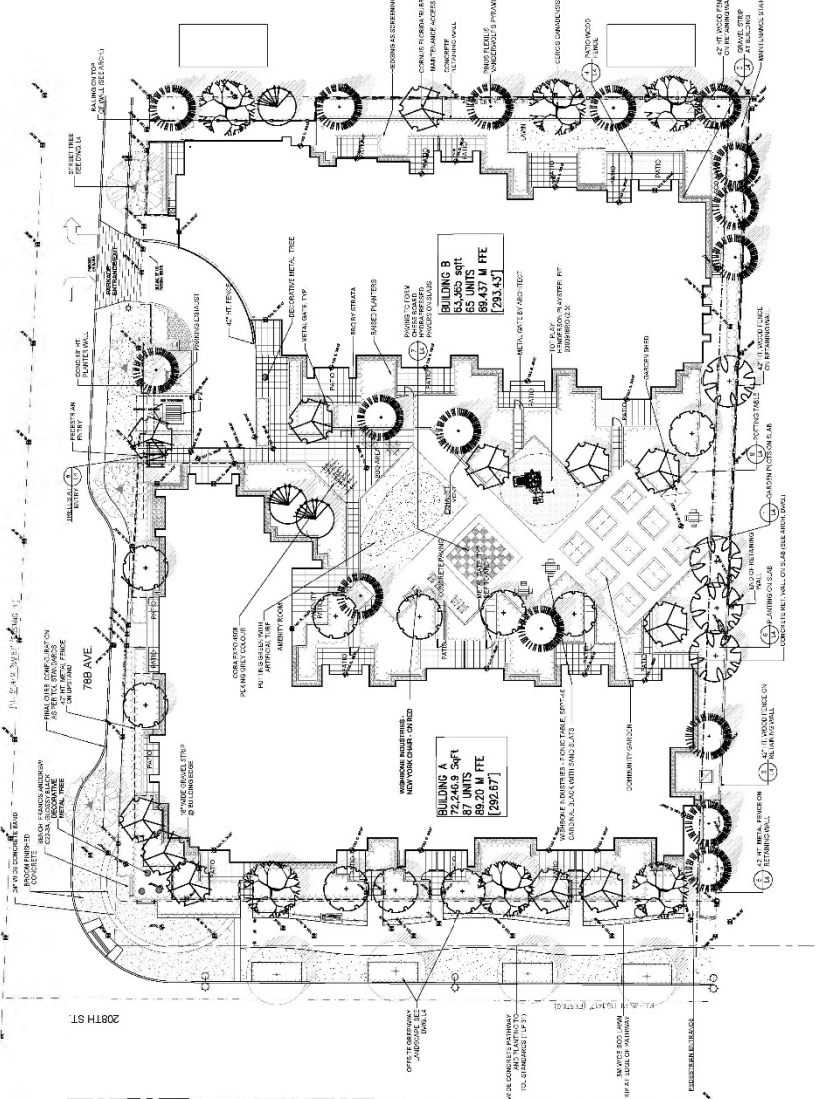
WISHBONE INDUSTRIES - NEW YORK CHAIR - CN



WISHBONE INDUSTRIES - PICNIC TABLE, SPPT-40



CEDAARSHED INDUSTRIES - GARDEN SHED

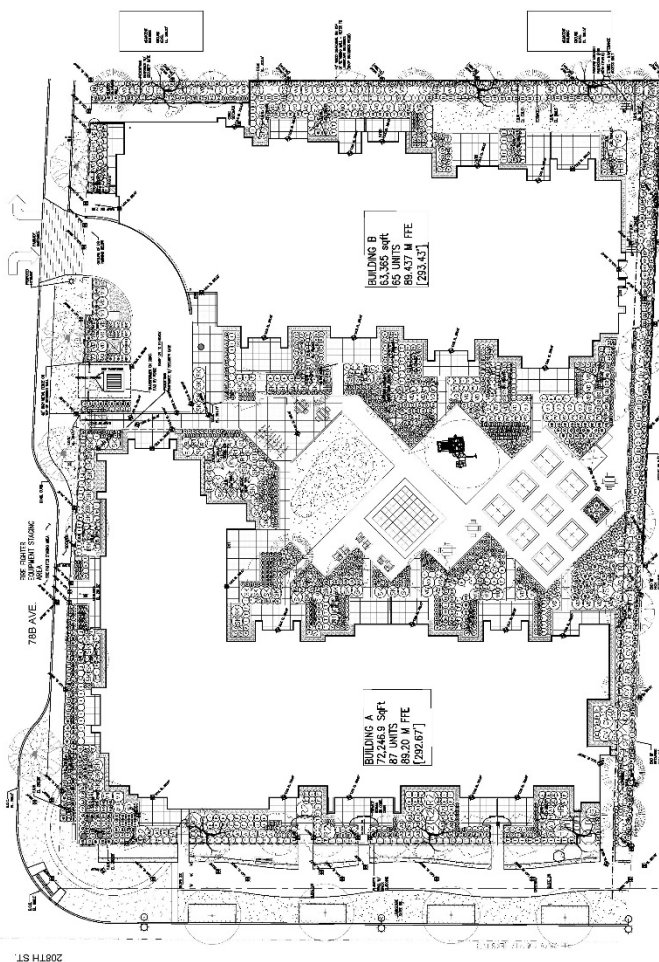




497

[illegible]

FESTIVAL SCHEDULE		DATE	LOCATION	PERFORMER	TIME
1	ACT 1: 10:00 AM - 12:00 PM	10/10/2019	ACT 1: 10:00 AM - 12:00 PM	ACT 1: 10:00 AM - 12:00 PM	10:00 AM - 12:00 PM
2	ACT 2: 12:00 PM - 2:00 PM	10/10/2019	ACT 2: 12:00 PM - 2:00 PM	ACT 2: 12:00 PM - 2:00 PM	12:00 PM - 2:00 PM
3	ACT 3: 2:00 PM - 4:00 PM	10/10/2019	ACT 3: 2:00 PM - 4:00 PM	ACT 3: 2:00 PM - 4:00 PM	2:00 PM - 4:00 PM
4	ACT 4: 4:00 PM - 6:00 PM	10/10/2019	ACT 4: 4:00 PM - 6:00 PM	ACT 4: 4:00 PM - 6:00 PM	4:00 PM - 6:00 PM
5	ACT 5: 6:00 PM - 8:00 PM	10/10/2019	ACT 5: 6:00 PM - 8:00 PM	ACT 5: 6:00 PM - 8:00 PM	6:00 PM - 8:00 PM
6	ACT 6: 8:00 PM - 10:00 PM	10/10/2019	ACT 6: 8:00 PM - 10:00 PM	ACT 6: 8:00 PM - 10:00 PM	8:00 PM - 10:00 PM
7	ACT 7: 10:00 PM - 12:00 AM	10/10/2019	ACT 7: 10:00 PM - 12:00 AM	ACT 7: 10:00 PM - 12:00 AM	10:00 PM - 12:00 AM
8	ACT 8: 12:00 AM - 2:00 AM	10/10/2019	ACT 8: 12:00 AM - 2:00 AM	ACT 8: 12:00 AM - 2:00 AM	12:00 AM - 2:00 AM
9	ACT 9: 2:00 AM - 4:00 AM	10/10/2019	ACT 9: 2:00 AM - 4:00 AM	ACT 9: 2:00 AM - 4:00 AM	2:00 AM - 4:00 AM
10	ACT 10: 4:00 AM - 6:00 AM	10/10/2019	ACT 10: 4:00 AM - 6:00 AM	ACT 10: 4:00 AM - 6:00 AM	4:00 AM - 6:00 AM
11	ACT 11: 6:00 AM - 8:00 AM	10/10/2019	ACT 11: 6:00 AM - 8:00 AM	ACT 11: 6:00 AM - 8:00 AM	6:00 AM - 8:00 AM
12	ACT 12: 8:00 AM - 10:00 AM	10/10/2019	ACT 12: 8:00 AM - 10:00 AM	ACT 12: 8:00 AM - 10:00 AM	8:00 AM - 10:00 AM
13	ACT 13: 10:00 AM - 12:00 PM	10/10/2019	ACT 13: 10:00 AM - 12:00 PM	ACT 13: 10:00 AM - 12:00 PM	10:00 AM - 12:00 PM
14	ACT 14: 12:00 PM - 2:00 PM	10/10/2019	ACT 14: 12:00 PM - 2:00 PM	ACT 14: 12:00 PM - 2:00 PM	12:00 PM - 2:00 PM
15	ACT 15: 2:00 PM - 4:00 PM	10/10/2019	ACT 15: 2:00 PM - 4:00 PM	ACT 15: 2:00 PM - 4:00 PM	2:00 PM - 4:00 PM
16	ACT 16: 4:00 PM - 6:00 PM	10/10/2019	ACT 16: 4:00 PM - 6:00 PM	ACT 16: 4:00 PM - 6:00 PM	4:00 PM - 6:00 PM
17	ACT 17: 6:00 PM - 8:00 PM	10/10/2019	ACT 17: 6:00 PM - 8:00 PM	ACT 17: 6:00 PM - 8:00 PM	6:00 PM - 8:00 PM
18	ACT 18: 8:00 PM - 10:00 PM	10/10/2019	ACT 18: 8:00 PM - 10:00 PM	ACT 18: 8:00 PM - 10:00 PM	8:00 PM - 10:00 PM
19	ACT 19: 10:00 PM - 12:00 AM	10/10/2019	ACT 19: 10:00 PM - 12:00 AM	ACT 19: 10:00 PM - 12:00 AM	10:00 PM - 12:00 AM
20	ACT 20: 12:00 AM - 2:00 AM	10/10/2019	ACT 20: 12:00 AM - 2:00 AM	ACT 20: 12:00 AM - 2:00 AM	12:00 AM - 2:00 AM
21	ACT 21: 2:00 AM - 4:00 AM	10/10/2019	ACT 21: 2:00 AM - 4:00 AM	ACT 21: 2:00 AM - 4:00 AM	2:00 AM - 4:00 AM
22	ACT 22: 4:00 AM - 6:00 AM	10/10/2019	ACT 22: 4:00 AM - 6:00 AM	ACT 22: 4:00 AM - 6:00 AM	4:00 AM - 6:00 AM
23	ACT 23: 6:00 AM - 8:00 AM	10/10/2019	ACT 23: 6:00 AM - 8:00 AM	ACT 23: 6:00 AM - 8:00 AM	6:00 AM - 8:00 AM
24	ACT 24: 8:00 AM - 10:00 AM	10/10/2019	ACT 24: 8:00 AM - 10:00 AM	ACT 24: 8:00 AM - 10:00 AM	8:00 AM - 10:00 AM
25	ACT 25: 10:00 PM - 12:00 AM	10/10/2019	ACT 25: 10:00 PM - 12:00 AM	ACT 25: 10:00 PM - 12:00 AM	10:00 PM - 12:00 AM
26	ACT 26: 12:00 AM - 2:00 AM	10/10/2019	ACT 26: 12:00 AM - 2:00 AM	ACT 26: 12:00 AM - 2:00 AM	12:00 AM - 2:00 AM
27	ACT 27: 2:00 AM - 4:00 AM	10/10/2019	ACT 27: 2:00 AM - 4:00 AM	ACT 27: 2:00 AM - 4:00 AM	2:00 AM - 4:00 AM
28	ACT 28: 4:00 AM - 6:00 AM	10/10/2019	ACT 28: 4:00 AM - 6:00 AM	ACT 28: 4:00 AM - 6:00 AM	4:00 AM - 6:00 AM
29	ACT 29: 6:00 PM - 8:00 PM	10/10/2019	ACT 29: 6:00 PM - 8:00 PM	ACT 29: 6:00 PM - 8:00 PM	6:00 PM - 8:00 PM
30	ACT 30: 8:00 PM - 10:00 PM	10/10/2019	ACT 30: 8:00 PM - 10:00 PM	ACT 30: 8:00 PM - 10:00 PM	8:00 PM - 10:00 PM
31	ACT 31: 10:00 PM - 12:00 AM	10/10/2019	ACT 31: 10:00 PM - 12:00 AM	ACT 31: 10:00 PM - 12:00 AM	10:00 PM - 12:00 AM
32	ACT 32: 12:00 AM - 2:00 AM	10/10/2019	ACT 32: 12:00 AM - 2:00 AM	ACT 32: 12:00 AM - 2:00 AM	12:00 AM - 2:00 AM
33	ACT 33: 2:00 AM - 4:00 AM	10/10/2019	ACT 33: 2:00 AM - 4:00 AM	ACT 33: 2:00 AM - 4:00 AM	



152 UNIT
RESIDENTIAL DEV.
NORTH ST. & 788 AVE.
LANGLEY, B.C.

TOL # 08-24-0074

PAVEMENT TYPE

ON-SITE
SHRUB PLAN

DATE: 04/04/08
DRAWN BY: JRM
CHECKED BY: JRM
PROJECT NO: 08-24-0074
SHEET NO: 08

788 AVE. NORTH ST.

L2

15-085

08-24-0074

PROJECT:
**152 UNIT
RESIDENTIAL DEV.
208TH ST. & 78B AVE.**

TOL # 08-24-0074

ON-SITE SHRUB PLAN

15-0855

OF 8

L2

15-065
OF 8
12

2 OF 8 5-085

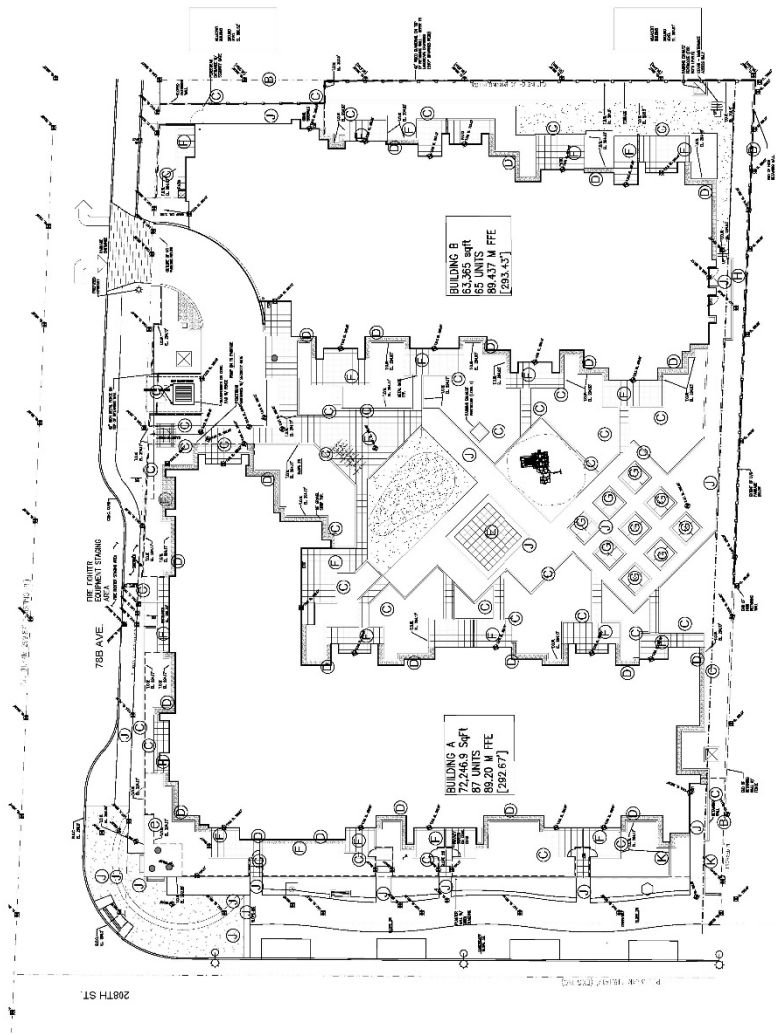
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LANDSCAPE
ARCHITECTS

20800 28TH STREET, SUITE 100
LANGLEY, BC V3A 0G9
P: 604.264.0011 F: 604.264.0022

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F.2



SCHEDULE K LANDSCAPE MATERIALS PLAN

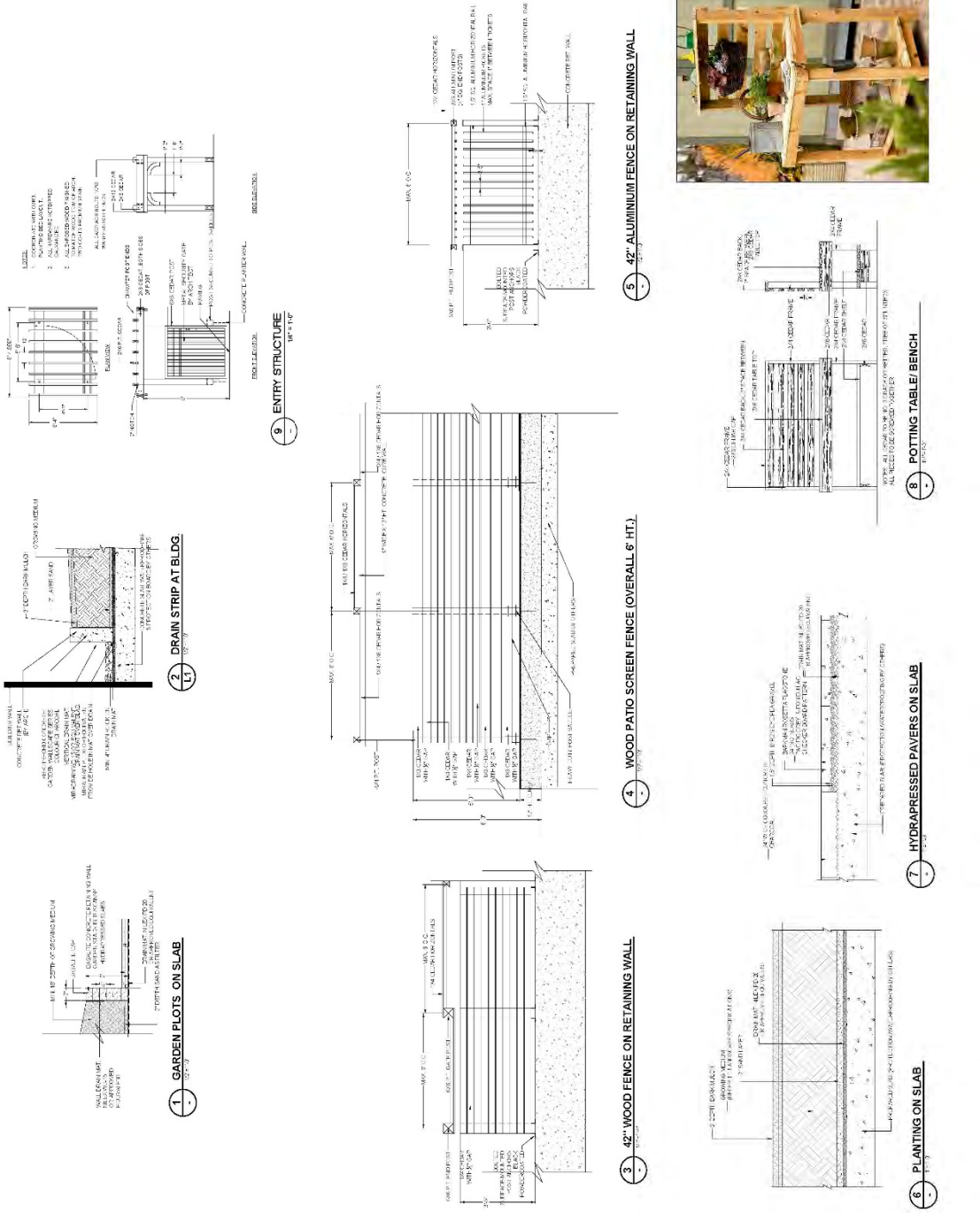
SCHEDULE L LANDSCAPE DETAILS PLAN

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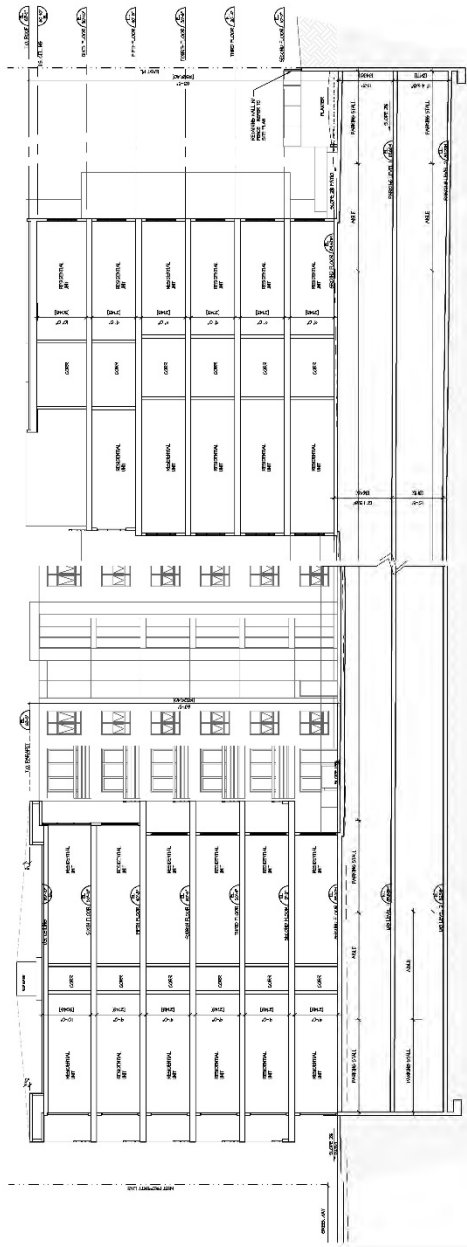
pmg
LANDSCAPE
ARCHITECTS

152 UNIT DRV.
208TH ST. & 786 AVE.
LANGLEY, B.C.
V3A 0G7
P: 604-294-0074 F: 604-294-0077

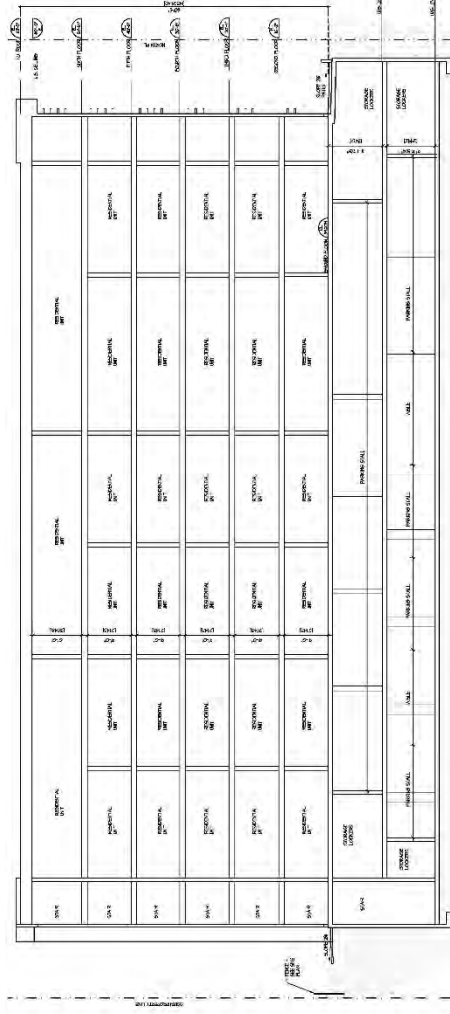
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SCHEDULE M ROOFTOP MECHANICAL EQUIPMENT LOCATION



BUILDING SECTION A-A
SCALE 1/8" = 1'-0"



BUILDING SECTION B-B
SCALE 1/8" = 1'-0"

NO.	DATE	REVISIONS
1	2017-01-10	ISSUED FOR PERMIT

DESIGNER

DATE

**LOWICK
SCOTT
ARCHITECTS**

3717 136 AVENUE
SUITE 100
VANCOUVER, BC V6L 2C6
TEL: 604-263-7100 FAX: 604-263-4000
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THE YORKSON
LANDLIFT CO.

3905 7 39th STREET
VANCOUVER, BC V6L 2C6
TEL: 604-263-4000 FAX: 604-263-4000
WWW.YORKSONLANDLIFT.COM

BUILDING SECTIONS

PROJECT NO. 19-27
SHEET NO. A2
DATE 2017-01-10

4586
04/02/08

4.1.2 DEVELOPMENT PERMIT AREA “B” – RESIDENTIAL

Lands identified as “Residential” on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 919.1(1)(e) and (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of intensive and multi family residential development.

The objective of this development permit area designation is to encourage development of attractive and safe multi family areas.

Unless the owner first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of a multi family dwelling (including a townhouse, rowhouse, apartment, duplex, triplex or fourplex) must not be started.

Development permit guidelines are as follows:

4.1.2.1 GENERAL

The following general guidelines apply to all development within Development Permit Area “B.”

4.1.2.2 SINGLE FAMILY DEVELOPMENT

General

- Single family developments shall enter into an Exterior Design Control Agreement (to be registered on title as a restrictive covenant) prior to final subdivision approval and to the acceptance of the Township. The agreement shall incorporate the following single family development permit guidelines.

Architectural Details

- No residential units shall back onto a public road or street greenway other than 212 Street between 76 and 80 Avenues.
- All building elevations visible from public land (i.e. parks, roads, greenways and detention pond sites) shall provide architectural detailing to be consistent with the front of the building.

Parking and Traffic/Pedestrian Circulation

- Where single-family lots abut an arterial road or a street greenway vehicular access and parking shall be provided via a rear lane or any other vehicular access from the rear of the property while retaining the front pedestrian access of the building facing the street.

Landscaping

- Fences adjacent to a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall be designed to complement the building and be an open picket fence design. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance from the road.

Building Form

- Pitched roofs are required. Pitched roofs shall have architectural grade roof material, including ridge caps and shadow lines.

4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

The following guidelines apply to all multiple-unit development including but not limited to apartment, townhouse, rowhouse, duplex, triplex and fourplex buildings.

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Site Design

- While providing individual design character, buildings shall be designed to integrate and complement adjacent developments with respect to siting, setbacks, design, exterior finish, landscaping and parking areas. Facade and roofline articulation with porches and other projecting elements is required. Blank or undifferentiated facades shall be avoided.
- Buildings shall be sited and designed to maximize sun penetration to adjacent roads, sidewalks and properties.
- Buildings sited on corners shall address both street edges, shall express a visually stimulating 'landmark' architecture, and be massed to define the intersection.
- On sloping sites, buildings should be massed to create a terraced form of development and provide view opportunities for a majority of housing units.
- Site planning and landscaping for residential development should take into account established principles of Crime Prevention Through Environmental Design (CPTED) – including opportunities for neighbourhood surveillance of pathways, landscaped areas and roadways and provision of defensible space that is clearly separated by fences, landscaping or paving, readily visible by residents and adequately lit.
- In order to allow for stormwater infiltration to maintain flow in watercourses, development is encouraged to maintain low surface imperviousness through compact building form and site layout, consideration shall be given to alternative stormwater and road standards, use of pervious surface materials where feasible and preservation of existing vegetation.
- Multi family buildings shall be designed to maximize avoidance of leaky condominium syndrome by using industry best building practices.
- Mail box kiosks located within a stratified development shall be protected from the weather, be architecturally integrated into the development and be located adjacent to a visitor parking stall with pull-out.
- Presenting garages to public roads is discouraged. Offsetting garages behind the front face of the building is encouraged. Carports are not permitted. Developments shall register a restrictive covenant on title preventing conversion of the garage to any other use that prohibits vehicle storage.
- Development of street facing buildings (i.e. the front door is facing towards the municipal roadway) is required abutting a street or street greenway, other than 200 and 212 (between 76 and 80 Avenues) Streets.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- A strong street presence is required through inclusion of elements such as extended porches and patios, recessed entries, ground oriented units with direct pedestrian street access, and other similar arrangements. Where individual street access to residential units is not practical, building design should foster a relationship with the adjacent street and pedestrians using the street.
- Buildings should be oriented to streets, greenways, or other public spaces, neither gated nor turning away from the public realm, to provide overview for safety and encourage resident involvement with the activities of the neighbourhood.
- Pedestrian street access to individual residential units is strongly encouraged in order to reinforce pedestrian activity and street life.
- Private outdoor spaces of residential buildings fronting public streets shall provide a sense of separation while still contributing to the streetscape. Semi-private outdoor spaces adjacent to the public realm shall be similarly arranged.

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28/09/15

- Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways may be restricted to laneway access only.

Building Form

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- Roofscape is an important element of building design. Green roofs and green walls are encouraged in compliance with the BC Building Code. Roofs may also be developed to provide resident amenity. Open areas of flat roofs shall be finished with pavers or other coloured materials to enhance the view from above. Pitched roofs are required unless a green roof or amenity space incorporating landscaping is provided. Flat roofs shall be designed to enhance the view from adjacent buildings with patterned, textured and/or coloured materials and also include activity areas and or green roofs. Low albedo (light coloured) roofing should be used to the greatest possible extent consistent with appearance from above and avoidance of glare from light reflection for the visual comfort of occupants.
- Ground level and roof areas created by setbacks shall be used as active outdoor space wherever possible, arranged to create 'eyes on the street', and appropriately landscaped.
- Building entrances should be clearly identified by the architecture of the building and include articulation or added elements to provide weather protection.

Exterior Design and Finish

- The main entrance of the building should be clearly identified by the architecture of the building and include such elements as pedestrian awnings, canopies, and building overhangs to provide protection from the weather.
- Exterior finish of buildings shall be high quality to ensure integrity of the building envelope design, and to present an attractive appearance.
- Exterior materials, colours and textures shall be selected and applied in the context of newer residential and mixed use developments as well as overall community character.
- Acceptable wall cladding materials include natural and manufactured stone, brick masonry, wood, fiber cement composite siding and panels, metal, and glass. Vinyl as a secondary material is permitted, however, a variety of cladding orientation, material, design and/or colour shall be used. Stucco cladding materials may also be used, however are discouraged, and may not fill more than 25% of any wall surface.
- Glass elements incorporated into weather protection shall be frosted, or provided with other translucent finish, to maintain acceptable appearance between maintenance cycles.
- Mechanical equipment shall be screened or integrated with the roof form, as viewed from the street or higher buildings, in a manner consistent with the overall architecture of the building.
- To provide visual interest elevations of buildings facing a street shall have architectural details such as roofline height, varied colour treatments, windows, articulation in the building envelope, etc.
- Building elevations that are visible from adjacent roads, municipal greenway or other public spaces shall be designed with the same level of care and attention in terms of character, articulation, fenestration, architectural detail, and material quality.
- All exposed base supports for structures that include signage, amenity features, building appurtenances and other site elements shall be architecturally integrated into the overall site design. Unadorned concrete and metal is not permitted.

Landscaping

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- Significant tree stands and tree corridors shall be incorporated into the development. A Tree Management Plan shall be prepared and submitted in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 (Schedule I – Tree Protection), as amended from time to time.
- Roof top patios shall be landscaped with water and electrical outlets.
- On-site landscaping shall be required to enhance the appearance of the development, screen parking, loading and utility areas, and garbage containers/enclosures from adjacent properties and roadways. Best efforts should be made to appropriately screen all utility boxes and meters.
- A landscape plan shall be prepared by a registered B.C. Landscape Architect.
- Playground facilities shall be provided, in accordance with the Township's Child Friendly Amenity Area requirements, as amended.
- Entrances shall be articulated with appropriate low fencing and high quality features to provide distinction between public and private space.
- Where lots abut municipal property (i.e. environmental area or a park) a black coated chain link fence shall be constructed to municipal standard. If an adequately landscaped buffer (native plant species are encouraged) of at least 2 metres in width is provided on the greenway side of the fence to the acceptance of the Township, other fence types may be used provided they are visually permeable above 122 cm (48 inches) and do not exceed 180cm (6 feet) in total height.
- If security fencing is required for storage areas, black coated chain link fencing screened with hedging material may be used.
- A 5 metre wide landscaping area and a fence shall be provided on multi family properties along abutting lots designated for non residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
- The use of perimeter berms (in most circumstances), high fences and security gates is not permitted to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to a public road allowance or a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall complement the building in terms of design character, materials, and colour. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance from the road.
- Landscape materials and design, on development sites and within road right-of-ways and other public spaces, shall be selected in the context of adjacent developments as well as overall community character, all in consultation with the Township.
- Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- Where fencing or guards are used for life safety purposes or public/private space definition within the landscape, such enclosures shall be as transparent as possible in support of CPTED objectives.
- All retaining walls shall be composed of split face concrete block, natural stone, or patterned cast-in-place concrete. Material selection shall be in the context of, and integrate with similar installations on adjacent properties.
- The public realm shall incorporate street furniture and amenities, heritage artifacts, and public art pieces, to enhance the pedestrian experience and contribute to the character, unity and identity of the neighbourhood.
- The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.

- Street and site furniture shall be durable and have a low life-cycle cost; be selected to discourage vandalism and use for skateboard activity; and be designed to meet the needs of a wide range of users including children, seniors, and those with disability.
- On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.
- Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- The following surface treatments shall be incorporated into on-site hard surfaces and/or walkway design as a substitute for conventional pavement in low traffic areas.
- Porous pavement in areas with low-risk of ground water contamination. Porous pavements may be applied to lanes/access roads, driveways, and low-traffic parking areas.



- Concrete grid / modular pavers in low-traffic areas and may be applied to lanes/access roads, driveways, and low-traffic parking areas, footpaths and bike paths.



- Grass Pave/Grasscrete/Golpha plastic reinforcement products used in conjunction with gravel or grass surfaces.



- Curb cuts may be used to divert runoff from road surfaces into swales or rainwater gardens which contribute to evapotranspiration.



- Multi-use trails shall be incorporated into the development to promote pedestrian and cyclist activity and link to the surrounding trail network.

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Parking Lot Landscaping

- Screen at-grade and structured parking or service areas located within a residential building from the public street through such treatments as soft and hard landscaping elements. Where possible, parking should be integrated into the building structure or provided below grade.
- If surface parking areas are required in multi-unit residential buildings, place them away from public view and not between the public street and the building. Design landscape parking areas so they do not detract from any rear yard amenity space.
- Provide a landscape buffer along the edges of multi-unit residential parking areas, in situations where they are along a public street. Provide breaks in the buffers to connect the sidewalk to walkways on the site. Buffers may include low shrubs, trees, and decorative fences.
- In addition to trees and landscaping around the perimeter of surface parking areas, shade trees and landscaping are required within parking lots as per Section 111 of Zoning Bylaw 1987 No. 2500 Landscape Requirements, as amended from time to time.
- Pedestrian connections should be facilitated throughout the development, including through parking lots, and to adjoining land uses.

Parking and Traffic/Pedestrian Circulation

- Pedestrian connections shall be provided throughout the development, including through parking lots, and to adjoining land uses. Ornamental paving materials (stamped and coloured concrete or better) are required for all pedestrian connections.
- Provision of underground parking is encouraged and shall be designed with CPTED principles. Access to either underground or structured parking should be from a lane if possible.
- Parking shall be provided in enclosed and secured garages attached to individual units or in a secure underground parkade.
- Tandem parking on all end units is not permitted.
- Surface parking should be provided for in a number of smaller areas rather than one large lot, and shall be located primarily in the interior of the site or otherwise screened from view. Surface parking shall integrate landscaping and other design elements to reduce the massing of parking areas. Vehicular entrances to surface parking areas shall be landscaped, not gated, to create a subtle boundary between the semi-private and public areas.
- Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways accessing arterial roads may be restricted.
- Wheelchair access shall be provided throughout the development.
- Pedestrian connections shall be clearly visible, landscaped, and provided with hard surfaces suitable for older people and wheelchairs.
- Highly detailed paving materials are required along the High Street to indicate such things as storefronts, thru traffic, seating areas, and aesthetic relief areas.



- Without compromising the safety of users, all surface parking shall be visually screened from sub-neighbourhood streets through a combination of building arrangement and landscaping.
- At grade frontage shall be for commercial uses with only the access and egress points visible from the street.
- Vehicular access and egress points shall be combined and the presence and appearance of garage entrances should be designed so that they do not dominate the street frontage of a building.
- Horizontal floor designs are preferred to allow for adaptive reuse. Scissored floor designs are discouraged.
- Garage entrances shall have less prominence than the pedestrian entrances. A separate pedestrian entrance to the garage shall be provided. . This may be achieved through:
 - The relative importance of the garage entrance reduced by enhancing the pedestrian entrance.
 - Locating the entry on the side of the facade where it will draw less attention than if it is centered on the facade.
 - Recessing the portion of the facade where the entry is located to help conceal it.
 - Extending portions of the structure over the garage entry to help conceal it.
 - Emphasizing other elements of the facade to reduce the visual prominence of the garage entry.
 - Use of screening and landscaping to soften the appearance of the garage entry from the street.
 - Locating the garage entry where the topography of the site can help conceal it.
- Pedestrian entrances shall be separate from vehicular access points.
- Uses near access and egress points shall include design elements that reduce conflict between uses.
- Ramps to additional levels are to be contained within the structure and screened from view.
- Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
- Provide separate parking areas for residential and commercial uses.
- The façade shall be architecturally integrated into the building and otherwise screened from view. Green walls and planters may be used in combination with architectural integration for this effect.
- Setbacks from above the second storey shall be incorporated into the design.
- If rooftop parking is provided additional landscaping shall be required consistent with Parking Lot Landscaping. Planters with arbors shall be provided continuously along the parapet.
- Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
- Public and private parking shall be clearly identified through a system of numbering and signage.

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- Underground parking structures shall be planned for the convenience and safety of users; shall have walls and ceilings finished in a light coloured paint for reflectivity; and shall incorporate motion-activated lighting to the greatest extent permitted.
- Adequate secured, sheltered and screened bicycle parking be provided on-site for short term and long term bicycle parking/storage facilities.
 - Short term bicycle parking should be in well-lit locations and clearly visible from a main building entrance and/or public roads with bicycle racks made of sturdy, theft-resistant material that is securely anchored to the floor or ground.
 - Longer term bicycle storage areas provided (secured in a separate room/enclosed area) as part of a parking structure should be located close to elevators and access points.

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4.1.2.4 TOWNHOUSES/ROWHOUSE

These guidelines are in addition to section 4.1.2.3 and apply to all townhouse and rowhouse developments.

Site Design

- Ground-oriented developments shall be designed with continuity in the design with respect to the exterior finishing materials and architectural detailing. Individual or paired units shall be significantly visually differentiated from other adjoining units (i.e. staggering in plan or elevation, varying rooflines, variation in exterior materials, variation in colour treatments, and architectural detailing).
- Developments which include multiple buildings on the same site shall include significant variation in the exterior design, façade, roofline articulation, material and colour of buildings.
- Units shall be oriented towards public roads, street greenways, natural areas, and greenlinks/commons where applicable.
- Scale building height and massing in proportion to open spaces.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- Tandem parking on end units is not permitted.

Landscaping

- Where there are multiple buildings on a site, buildings should be located to enclose courtyards and other landscaped spaces.

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4.1.2.5 APARTMENTS

These guidelines are in addition to section 4.1.2.3 and apply to all apartment developments.

Architectural Details

- Street facing facades of free-standing apartment buildings shall be designed for a pedestrian scale with the first storey architecturally differentiated from upper floors.
- The apparent mass of a building shall be reduced through roof design, facade articulation and shadowing.
- Incorporate a 'good neighbour' policy by ensuring building heights being stepped or terraced to relate to adjacent buildings.
- Building height and massing shall be in proportion to adjacent open space.

- The main entrance of each apartment building should include an awning, canopy, porte-cochere or other architectural element to provide protection from the weather.
- Orient the main building entrance to the street and provide a secondary building entrance and pedestrian link to adjacent municipal greenspace where applicable.
- Avoid blank or undifferentiated facades.
- Provide weather protection from parking area to front entrance where appropriate.

Landscaping

- Where there are multiple buildings on a site, buildings should be located to provide common space such as courtyards.

Parking and Traffic/Pedestrian Circulation

- Minimize above grade projection of parking structures.
- Provide drop-off areas at grade level near the main building entrance where possible.
- Provide resident parking underground or within the building.



Design Rational

7858 & 7846 – 208th st, Langley BC

We are constructing two residential buildings at 7858 & 7846 – 208th st, Langley, BC. The site is currently zoned SR2 and we are requesting a rezoning to CD.

This is a corner lot, flanked to the North, East & South by residential developments and to the West by the new Willoughby Town Center. The lot size is 69,631.5 Sqft (6,468.7 SqM) with only 53,113.94 Sqft (4934.3 SqM) of developable area due to the road dedications along 208th street and the green way.

Typically, density, walkability and access to public transit were only associated with big cities, but as the urban fabric of the suburbs are changing and growing, so to must the surrounding areas. Willoughby is an up and coming new node in the Township of Langley and is developing into its own “downtown city.” As such, when the planning guidelines for the Willoughby Community Plan were originally written, no one expected the explosion of population demand for housing in this new area, thus the original guidelines were written conservatively to allow a maximum of 4 storeys and a density of 80 UPA on the sites surrounding the new Willoughby Town Center, along 208th street. Fast forward to the current day and we see that the demand is far outweighing the supply planned for in this area. The proximity and accessibility to key amenities; schools, recreation centers, shopping offices and park and ride, creates a high demand for this strategic location. Thus, in order to provide for the community that is moving into this new node, we are requesting an increase in height from 4 to 6 storeys and an increase in density from 80 UPA to 95 UPA. We have been able to create on the 6th floor a unique housing format of large 2 bedroom + den apartment suites with large outdoor patios. With relation to the surrounding sites along 208th street, this property is a prominent corner location, directly across from the Town Center.

The lot directly to the north 7822 208th, has one large 6 storey apartment building of approx. 69.5' in height and the lot directly south, 7750 208th also has one large apartment building that is going for a rezoning to 6 storeys and approx. 69' in height. In keeping with the guidelines of the Willoughby Community Plan of *having the buildings designed to integrate and complement adjacent developments*, the buildings we are proposing are both 6 storeys, with a maximum height of 63.5', with two full levels of underground parking with no small cars, for 206 residential stalls, 23 visitor stalls, bicycle parking, a garbage and recycling room, storage lockers and mechanical rooms. On grade, we have provided the access to the underground parking from 78B Ave with a right in/right out and located directly across the road from the access to the



property to the north. Both buildings have the front doors along 78B Ave. Building A is 72,246.9 Sqft (6,712.0 Sqm) and Building B is 63,365 Sqft (5886.8 Sqm).

We had a drone go to the site to the south and take photographs from the 3rd floor roof patio height of the townhouses to the south, facing north and north west, as indicated on the View Analysis plan and section. What the photos show is that when a 4 storey building with angled roof at 49'-2 1/2", which is the max height allowed in the Willoughby Community Plan, is located on site the view is blocked and only sky is remaining. Thus the buildings we propose at 63.5' will only block a small portion of sky. We have lowered building A 3.6' and building B 2.83'.

The buildings are designed for 152 residential units, split 87 units + 65 units, with a mix of one and two bedroom units. This is an increase in density from 80 UPA TO 95 UPA, which is less than the site to the north that is proposing approx. a 133 UPA, but still in keeping with the surrounding areas with new 6 storey buildings. This follows the intention of the In keeping with the guidelines of the Willoughby Community Plan for corner sites *to be massed to define the intersection*. There is also a 700 sqft common room on the ground floor of Building A which leads directly outside to a Child Friendly Amenity area that is located between the two buildings and away from the busy roads. All the ground floor units are provided with exterior patios, while the upper units have balconies.

At the prominent corner intersection, we have designed a tiered landscaping area with our featured artwork, white metal trees created by an artist that glow at night, surrounded by natural landscaping. Benches are provided, as well as, an open public plaza to encourage the interaction at a pedestrian scale. The retaining walls are faced with white brick to provide a warm and inviting sense of welcome to this plaza. The heights of the retaining walls are mitigated by the tiring of the landscape planters. These retaining walls are required to address the grade change from 208th to 78B as well as to provide the minimum head room clearance below in the parking as we are dealing with a very high water table at this low end of the site.

In keeping with the guidelines of the Willoughby Community Plan of *providing individual design character*, the design of Building A wraps the corner of the site to front the two roads. To accent this prominent intersection is a glazed corner feature with horizontal louvres. Both sides are emphasized by vertical faces of Wood Tone wood grain faced concrete board in Warm Espresso and Summer Wheat. This will give the appearance of real wood siding, which is noted in the design guidelines, without the required maintenance or the fading of the color. The bodies of the elevations have a White Hardi Panel base highlighted with bold strokes of White and Deep Water Green metal bands to wrap the balconies and Charcoal metal horizontal planes to connect the components. The 6th floor is setback from the other floors to allow for extensive patios and is



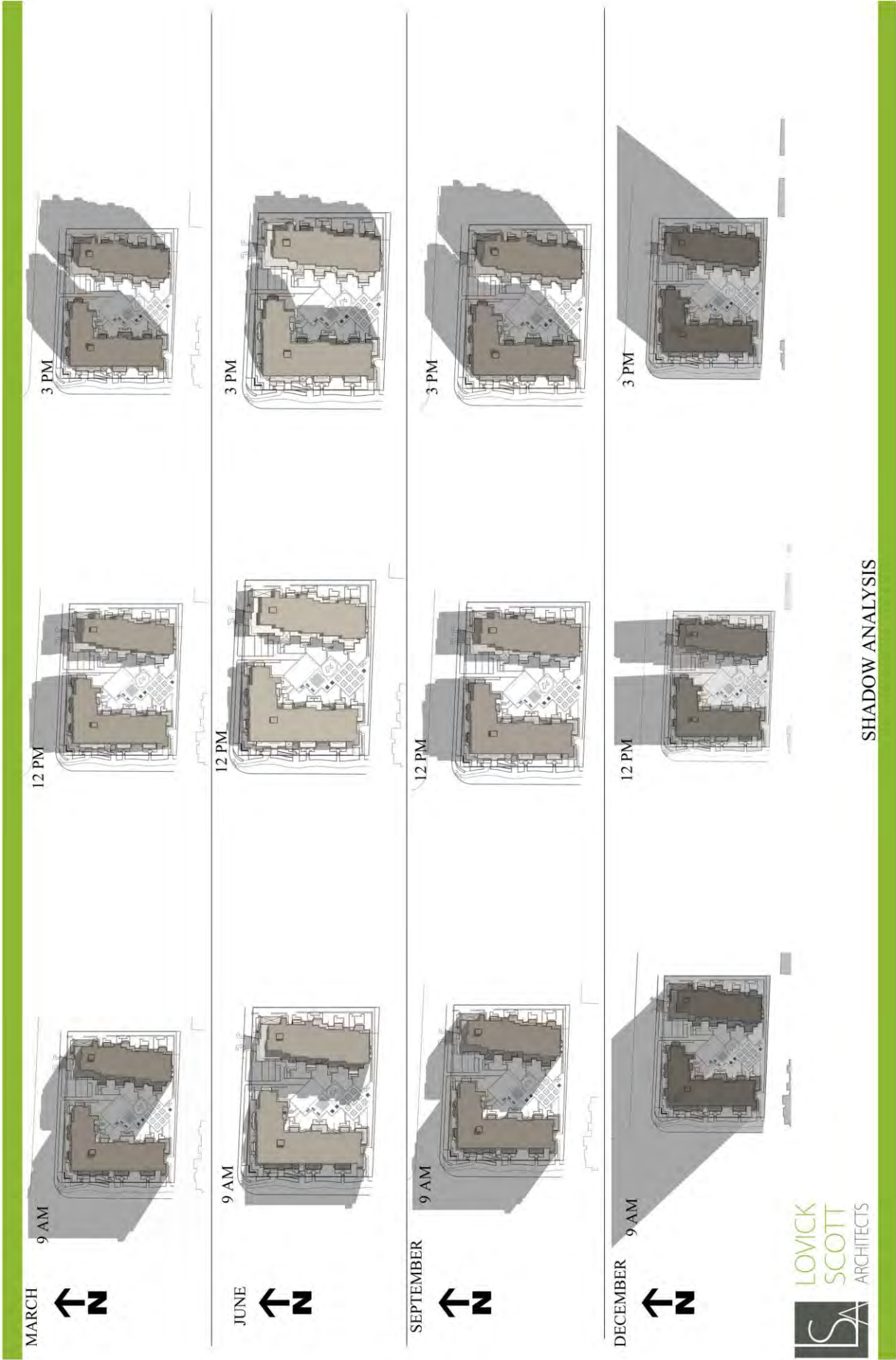
made of curtain wall glazing to add a light cap to the top of the building. The stairwells are accented in the same manner as the corner glazed feature.

Building B sits behind Building A on the site with its length situated in a North South direction. It is designed in the same style as Building A with more of an emphasis on a repetitive pattern to distinguish this smaller building. The East and West facades are kept clean with the Warm Espresso & Summer Wheat materials alternating with White Hardi Panel and accents of the White and Deep Water Green metal bands. The entrance to the building is accented by a horizontal angled metal canopy of Deep Water Green.

Sustainable features for these buildings include; the metal louvres and roof overhangs to reduce internal heat gain, low e glazing in all the windows, low albedo light colored roofs to reduce heat islanding, low flow fixtures in the suites, as well as, ample landscaping around the building to reduce storm water runoff into the city system.

There is no shadow onto the property to the north and only minimal shadow onto the property to the east at 3pm in September and December that would impact approximately 4 of the 44 units on the site. In an effort to be a good neighbor and to mitigate the height difference between this site and the site to the east, Building B has been set into the ground by 7', thus reducing the height difference between the 2 properties by almost an entire storey. To soften the 7' difference we have proposed a series of landscaping terraces for the residences.

The landscaping for this project was designed to give a street presence along 208th and provide private yards for the ground units. The majority of the landscaped area is built on top of a concrete slab. The large south facing amenity area in the central courtyard of the building provides a children's play area, putting green, bbq and social area, chess playing area and raised community garden beds available for the residents use.

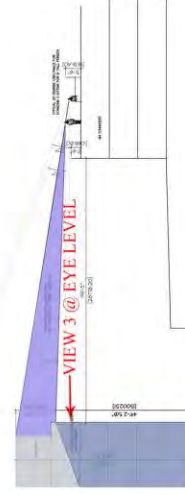
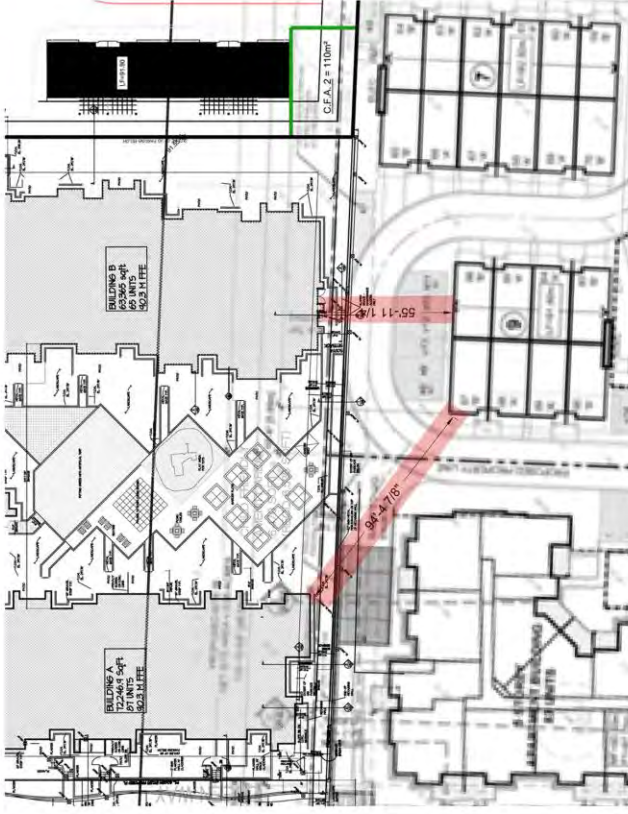




VIEW 3 NORTH WEST -
SHOWING THE HEIGHT OF A 4 STOREY BUILDING WITH A SLOPED ROOF AT
49'-2 1/2", WHICH IS ALLOWED BY THE BYLAW. ONLY THE SKY IS VISIBLE.



VIEW 2 NORTH -
SHOWING THE HEIGHT OF A 4 STOREY BUILDING WITH A SLOPED ROOF AT
49'-2 1/2", WHICH IS ALLOWED BY THE BYLAW. ONLY THE SKY IS VISIBLE.





(604) 568-2265
info@tridecca.com
www.tridecca.com

#301-207 W Hastings St.
Vancouver, BC V6B-1H7

F.2
ATTACHMENT D

December 15, 2016

Township Of Langley
Planning and Development
20338 65 Ave
Langley, BC V2Y 3J1

Attention: Ms. Teresa Hansen, Planner

Dear Teresa,

Re: Public Information Meeting for 7846 & 7858 208 Street, Application # 08-24-0074

On Tuesday, November 29, 2016 an open house was held at the Willoughby Hall, 20809 83 Ave, for the above mentioned development proposal. Notification letters were mailed out to 575 surrounding residents, as prescribed by the Township of Langley. In addition, ads were placed On November 17th and 24th in the Langley Advance Newspaper to announce the event. The proposed development requires a rezoning and an OCP amendment application.

At the open house, a series of presentation boards were displayed. These included a site plan, a context plan, an on-site landscape plan and four renderings of the building; three from the street view and one from the perspective of the interior courtyard. In attendance were the developer's representatives (Carla Kazemi and Amin Ghavami), Lovick Scott Architects Inc. (Andrea Scott), McElhanney Engineering Ltd. (Raymond Sull), SJF Consulting (Steve Ferguson) and the Township of Langley (Teresa Hansen).

Eight property owners from the surrounding area attended, as well as one attendee from outside the area who expressed an interest in purchasing in the future. Four comments sheets were collected.

The four comments sheets collected are from residents of the adjacent townhomes to the South of the proposed project. One gentleman expresses concern that the extra story will block sitelines and impede privacy on his rooftop deck. Another fellow expresses concern that the extra story will block sunlight and create increased noise due to the increase in traffic. A couple in attendance were concerned over high density in general and that their sunlight will be blocked. They also express concern that traffic will increase through their complex. It was subsequently explained that there will be no access provided to the proposed development through their complex. Another gentleman was concerned about densification in the area in general. He also was concerned that the building height and proximity to his home will block sunlight, impede privacy, increase traffic and place increased pressure on street parking.



(604) 568-2265
info@tridecca.com
www.tridecca.com

F.2

#301-207 W Hastings St.
Vancouver, BC V6B-1H7

The gentleman from outside the area did not fill out a comments sheet but was pleased with the project, particularly with the contemporary design and large windows. Another gentleman that did not submit a comments sheet currently lives in a condominium in the area. He was generally happy with the proposed development, especially with the large windows and the inclusion of large suites with expanded outdoor space. He provided helpful feedback on how the developer could address items that have become issues in his current building.

No concerns were raised regarding the landscaping or aesthetic design of the buildings.

For your reference I've attached the following:

- The invitation letter
- The ad proof
- The mail out receipt from Arc
- The Sign-in sheet for attendees
- The Comment Sheets

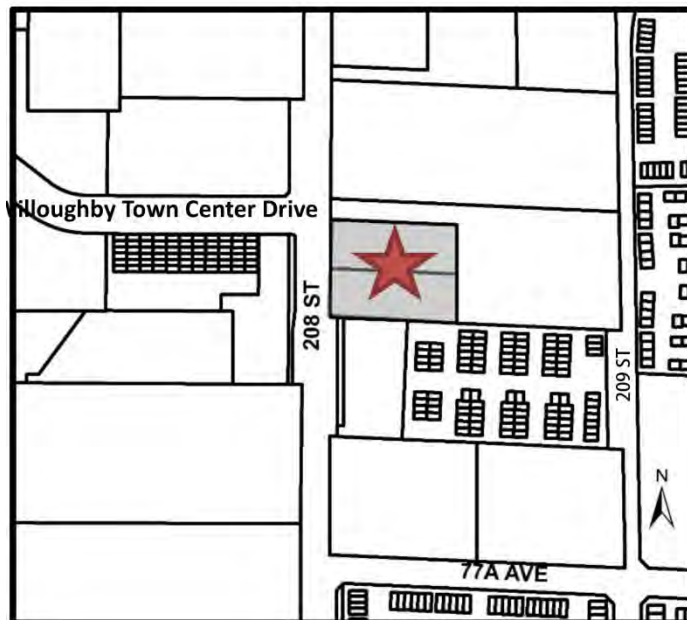
Best regards,
Tridecca Project Management Inc.

Carla Kazemi
Development Manager
Encls.

November 10, 2016

**Developer Led Public Information Meeting
Township of Langley Project No: 08-24-0074**

Hudson & Singer Homes Ltd has applied to the Township of Langley to amend the Yorkson Neighbourhood Plan and rezone property at 7846 and 7858 - 208 Street from Suburban Residential Zone SR-2 to a Comprehensive Development Zone to facilitate the development of 2 six storey apartment buildings comprised of 152 units.



You are invited to attend a public information meeting to view the development proposal and provide comments and feedback.

**Tuesday November 29th, 2016
6:00 to 8:30 pm
Willoughby Community Hall
20809 83 Avenue**

The project architect and developer will be available at the meeting to answer any questions about the development and to receive your comments which will be provided to the Township of Langley Council for their consideration.

If you require further information, please contact Carla Kazemi at Tridecca Project Management Inc at 604 568 2265.



LOVICK
SCOTT
ARCHITECTS

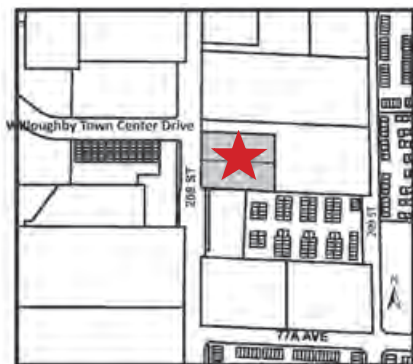
F.2

PETER LOVICK ARCHITECT AIBC ANDREA SCOTT ARCHITECT AIBC

Developer Led Public Information Meeting
Township of Langley Project No: 08-24-0074

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LOVICK SCOTT ARCHITECTS LTD
604 298 3700

3707 FIRST AVE, BURNABY BC, V5C 3V6
WWW.LOVICKSCOTT.COM



TRIDECCA

Sign-In Sheet

7846 & 7858 208th Street Langley
Rezoning Application (08-24-0074)
Public Information Meeting, November 29th 2016

Name	Address	Email
1.	FIPPA s. 22(1)	
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		

Comment Sheet

Public Information Meeting, November 29, 2016
7846 & 7858 208th Street Langley
Rezoning Application (08-24-0074)

Name FIPPA s. 22(1)
Residential Address FIPPA s. 22(1)
Phone/Email FIPPA s. 22(1)

Prior to advancing the development application to the Township of Langley Council for consideration, we would like your input on this development application.

Do you support the proposed development application to rezone the site to Comprehensive Development Zone to facilitate the proposed development consisting of 2 – 6 storey apartment buildings comprised of a total of 152 units?

☐ Support ☐ Somewhat Support ☐ Neutral ☐ Somewhat Oppose ☒ Oppose

Please provide us with reasons for your answer:

Loss of light, Far too much high density,
increase in traffic. FURTHERMORE! THE
BUILDING NEXT TO THIS DEVELOPMENT
WILL ALSO BLOCK LIGHT, INCREASE TRAFFIC
AND

Any additional comments?

BRING MORE VEHICLES THROUGH OUR
COMPLEX WHICH IS DANGEROUS TO ADULTS
AND CHILDREN ALIKE. PLUS WE MAINTAIN
OUR COMPLEX WHICH WE WILL HAVE TO
COVER THE COST OF!! ABSOLUTELY NO
TRAFFIC THROUGH OUR COMPLEX.

Thank you! Please return this sheet to the registration table. You may also return this sheet by mail to the address above, by fax to 604-568-3319 or by email to info@tridecca.com. The deadline is December 15th 2016.

THE CITY & THE DEVELOPER
TOLD US THERE WOULD ONLY BE
TOWNHOUSES — NOT APARTMENTS.

THIS AREA
IS GOING
TO LOOK
LIKE A
SUCH
WITHIN
2 YRS.

Comment Sheet

Public Information Meeting, November 29, 2016
7846 & 7858 208th Street Langley
Rezoning Application (08-24-0074)

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Residential Address FIPPA s. 22(1)
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☐ Support ☐ Somewhat Support ☐ Neutral ☐ Somewhat Oppose ☒ Oppose

Please provide us with reasons for your answer:

VERY OPPOSED TO BUILDING HEIGHT
HUGE IMPACT ON VIEW SUNLIGHT
NOISE (TRAFFIC ETC)

Any additional comments?

WOULD NOT HAVE PURCHASED IF
I HAD KNOWN

Please use the back of this page if you require more space

Thank you! Please return this sheet to the registration table. You may also return this sheet by mail to the address above, by fax to 604-568-3319 or by email to info@tridecca.com. The deadline is December 15th 2016.

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☐ Support ☐ Somewhat Support ☐ Neutral ☐ Somewhat Oppose ☒ Oppose

Please provide us with reasons for your answer:

T.O.L. HAS OVER-DENSIFIED THE AREA AS-IS. AS AN
OWNER IN EXCHANGE COMPLEX, WE ARE BEING BLOCKED
IN ON ALL SIDES ALONG 208th. AN ADDITIONAL FLOOR
ON EACH BUILDING WILL NEGATIVELY IMPACT LIGHT, PRIVACY, TRAFFIC

Any additional comments?

CONCERNED ABOUT PROXIMITY OF BUILDINGS TO
LOT LINE OF OUR COMPLEX; WITH THE HEIGHT, UNITS
WOULD BE LOOKING DOWN INTO OUR UNITS
- PARKING IS OVER USED ON STREET AS-IS

Please use the back of this page if you require more space

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Comment Sheet

Public Information Meeting, November 29, 2016
7846 & 7858 208th Street Langley
Rezoning Application (08-24-0074)

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Residential Address _____
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Do you support the proposed development application to rezone the site to Comprehensive Development Zone to facilitate the proposed development consisting of 2 – 6 storey apartment buildings comprised of a total of 152 units?

☐ Support ☐ Somewhat Support ☐ Neutral ☐ Somewhat Oppose ☒ Oppose

Please provide us with reasons for your answer:

BLOCKS MY SITE LIVES
REMOVES PRIVACY OF MY ROOFTOP

Any additional comments?

township would need to buy
me out of my property
MARKET + 20%

Please use the back of this page if you require more space

Thank you! Please return this sheet to the registration table. You may also return this sheet by mail to the address above, by fax to 604-568-3319 or by email to info@tridecca.com. The deadline is December 15th 2016.



September 22, 2016

Teresa Hanson
Senior Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

RE: Development Application Project 08-24-0074 / 0982824 BC LTD. / LOVICK SCOTT

Civic: 7846 and 7858 – 208 Street

Legal: Parcel "One" (404082E) of Parcel "A" (Explanatory Plan 9669) and North Half Parcel "A" (Explanatory Plan 9669), both of Lot 4 Section 24 Township 8 NWD Plan 1578

We have reviewed the above proposal. We calculate the approximate number of students generated by this proposal will be as follows:

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Condos	152	12	5	8

Given the current school catchments this development would impact Richard Bulpitt Elementary, Yorkson Creek Middle School and RE Mountain Secondary.

There is currently sufficient capacity within the School District to enroll the students as noted above if the projected numbers were actually seeking admission to schools at the present time. While the School District is committed to making every effort to enroll students at their catchment schools, such may not be possible in all cases.

Please advise if you need any other information.

Yours sincerely,

J. David Green, CA
Secretary-Treasurer

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (YORKSON NEIGHBOURHOOD PLAN) BYLAW 2001 NO. 4030

AMENDMENT (HUDSON AND SINGER HOMES LTD.) BYLAW 2017 NO. 5274

EXPLANATORY NOTE

Bylaw 2017 No. 5274 amends the Yorkson Neighbourhood Plan to allow an Apartment density of 235 units per hectare (95 units per acre) and consideration of residential buildings of up to six (6) storeys in height on the properties located at 7846 and 7858 – 208 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (YORKSON NEIGHBOURHOOD PLAN) BYLAW 2001 NO. 4030

AMENDMENT (HUDSON AND SINGER HOMES LTD.) BYLAW 2017 NO. 5274

A Bylaw to amend Yorkson Neighbourhood Plan Bylaw No. 4030;

WHEREAS it is deemed necessary and desirable to amend "Willoughby Community Plan Bylaw No. 3800 and Yorkson Neighbourhood Plan Bylaw No. 4030" as amended;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

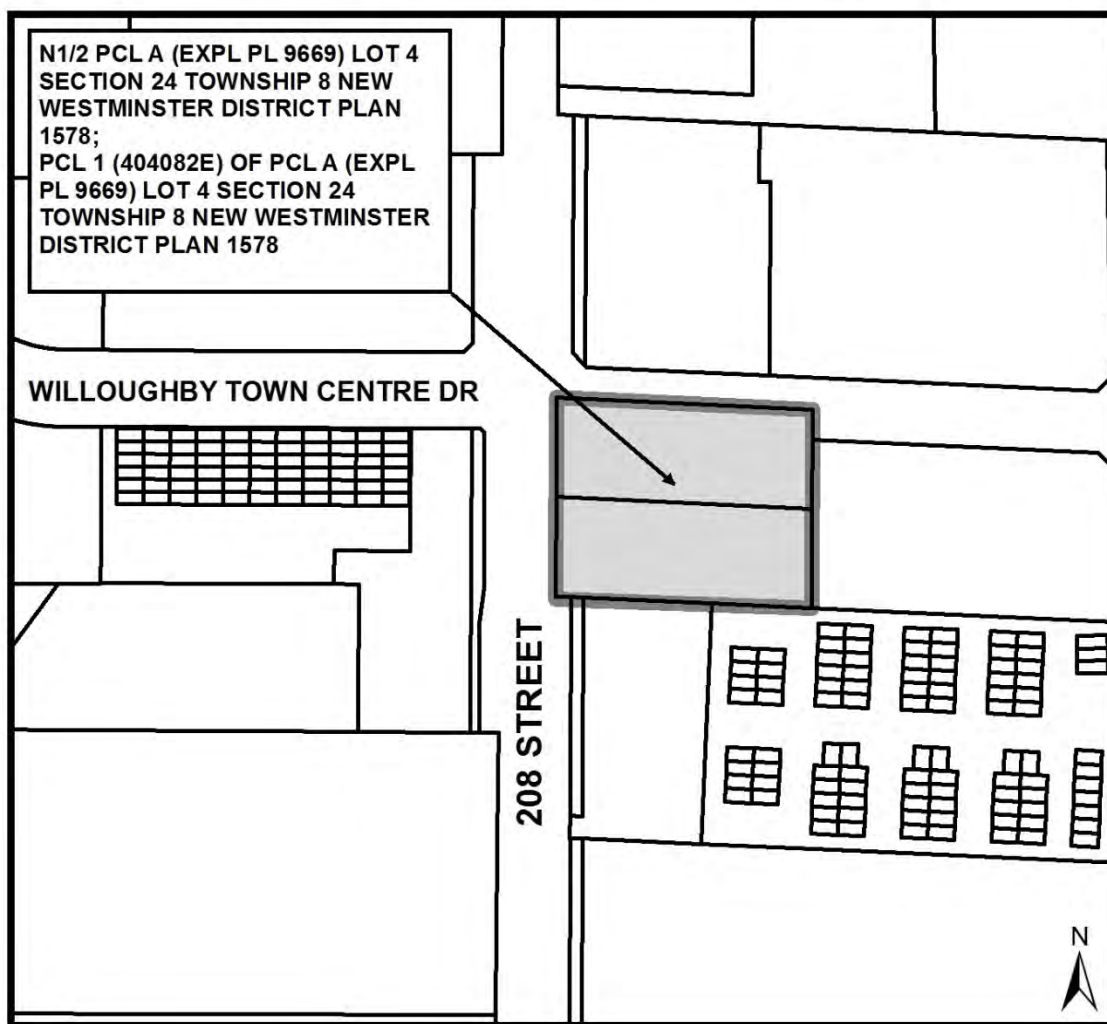
1. This Bylaw may be cited for all purposes as "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Hudson and Singer Homes Ltd.) Bylaw 2017 No. 5274".
2. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 is further amended by:
 - a. Amending "Map 1 – Land Use Concept" to include the properties shown on Schedule "A" attached to and forming part of this Bylaw in the "Permitted Maximum Building Height of 6 Storeys" area as shown on Schedule "A".
 - b. Adding a footnote to "Table 4.1 – Residential Housing Mix and Densities" as follows:

"For lands legally described as N1/2 PCL A (EXPL PL 9669) Lot 4 Section 24 Township 8 New Westminster District Plan 1578 and PCL 1 (404082E) OF PCL A (EXPL PL 9669) Lot 4 Section 24 Township 8 New Westminster District Plan 1578 and designated "Apartment" located south of 78B Avenue and east of 208 Street, the maximum gross density indicated in Column D may be increased to 235 units per hectare (95 units per acre)."

READ A FIRST TIME the	day of	, 2017.
READ A SECOND TIME the	day of	, 2017.
PUBLIC HEARING HELD the	day of	, 2017.
READ A THIRD TIME the	day of	, 2017.
RECONSIDERED AND ADOPTED the	day of	, 2017.

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 5274



THE CORPORATION OF THE TOWNSHIP OF LANGLEY**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500****AMENDMENT (HUDSON AND SINGER HOMES LTD.) BYLAW 2017 NO. 5275****EXPLANATORY NOTE**

Bylaw 2017 No. 5275 rezones property located at 7846 and 7858 – 208 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-114 to permit a comprehensive residential development consisting of 152 apartment units in two (2) six (6) storey buildings.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (HUDSON AND SINGER HOMES LTD.) BYLAW 2017 NO. 5275

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

WHEREAS it is deemed necessary and desirable to amend “Township of Langley Zoning Bylaw 1987 No. 2500” as amended;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hudson and Singer Homes Ltd.) 2017 Bylaw No. 5275”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by:
 - a. Adding to the Table of Contents and Section 104.1 – Zones the words “Comprehensive Development Zone CD-114” after the words “Comprehensive Development Zone CD-113”
 - b. Adding to Section 110.1 after the words “CD-113” the words “CD-114 – 0.6 ha”
 - c. Adding after Section 1013 “Comprehensive Development Zone CD-113” the following as Section 1014 “Comprehensive Development Zone CD-114”

1014 **COMPREHENSIVE DEVELOPMENT ZONE CD-114**

Uses Permitted

- 1014.1 In the CD-114 Zone, only the following *uses* are permitted and all other *uses* are prohibited
- 1) *accessory buildings and uses*
 - 2) *accessory home occupations* subject to Section 104.3
 - 3) *residential uses* subject to Section 1014.2

Residential Uses

- 1014.2 *Residential uses* shall consist of a maximum of 152 *apartments* on lands rezoned by Bylaw No. 5275. Overall density shall be in accordance with the provisions of the Yorkson Neighbourhood Plan.

Lot Coverage

- 1014.3 *Buildings and structures* shall not cover more than 44% of the *lot* area.

Siting of Buildings and Structures

- 1014.4 *Buildings and structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

- 1014.5 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be in accordance with a Development Permit and not exceed 6 storeys. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Parking and Loading

- 1014.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 1014.7 All lots created by subdivision shall comply with Section 110 of this Bylaw, the Township of Langley Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended

Landscaping, Screening and Fencing

- 1014.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the Development Permit.

Age Friendly Amenity

- 1014.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

- 1014.10 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

3. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

Parcel "One" (404082E) of Parcel "A" (Explanatory Plan 9669) Lot 4 Section 24 Township 8 New Westminster District Plan 1578

North Half Parcel "A" (Explanatory Plan 9669) Lot 4 Section 24 Township 8 New Westminster District Plan 1578

As shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-114.

READ A FIRST TIME the	day of	, 2017
READ A SECOND TIME the	day of	, 2017
PUBLIC HEARING HELD the	day of	, 2017
READ A THIRD TIME the	day of	, 2017
RECONSIDERED AND ADOPTED the	day of	, 2017

Mayor

Township Clerk

SCHEDULE 'A' BYLAW NO. 5275

